

SANTA BARBARA COUNTY AGENDA BOARD LETTER



Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Agenda Number:

Prepared on: June 12, 2006
Department: General Services
Department No.: 063
Agenda Date: June 27, 2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:

TO: Board of Supervisors

FROM: Bob Nisbet, Director (560-1011)
General Services Department

STAFF CONTACT: Paddy Langlands (568-3096)
Assistant Director, Support Services Division

SUBJECT: SB/Verizon Cell Site at Tucker's Grove - Lease Agreement
Second Supervisorial District
Real Estate Folio 003440

Recommendations:

That the Board of Supervisors execute, in duplicate, the attached Lease Agreement between the County of Santa Barbara and GTE Mobilnet of Santa Barbara, L.P., d/b/a Verizon Wireless (hereinafter "Verizon") for the placement of a wireless communication facility on the westerly portion of Tucker's Grove County Park, for an initial period of ten (10) years. This includes the option to renew the Lease for two additional terms of five (5) years each for the base annual rent of \$21,000.00. There will be a rent increase of four percent (4%) per year during the terms of the lease.

Alignment with Board Strategic Plan:

The recommendation(s) are primarily aligned with Goal No. 1.: An efficient government able to respond effectively to the needs of the community.

Executive Summary and Discussion:

This Lease Agreement will allow Verizon to construct and operate a small wireless communication facility, consisting primarily of radio equipment cabinets, utilities, cables, lollipop antenna support structures and panel antennas, on Tucker's Grove County Park in Santa Barbara. It is noted that Verizon has already obtained all the required permits to allow construction of this facility. The permits are attached to this Lease as Exhibits E and F. Included in Verizon's permit process was a review of CEQA, which resulted in a

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finding of "Exempt" by the County of Santa Barbara Planning and Development Department. Execution of this Lease by the Board is the final action required in order for Verizon to begin construction of their facility. This lease will produce at least \$21,000.00 of revenue per year (this base rent is subject to annual increases as noted above) to help fund the Employee University.

On July 8, 2003, the Board executed a similar lease between Sprint PCS and the County (RP Folio No. WC 3368) to allow construction of Sprint's wireless facility on the Tucker's Grove County Park property. Also, the Parks Department has concluded that Verizon's site will have a negligible impact on the Park users due to the location of Verizon's site away from the general use area of the Park.

Mandates and Service Levels:

There is no change in programs. Wireless communications will be improved for use by the general public.

Fiscal and Facilities Impacts:

Verizon will pay base annual rent in the amount of \$21,000.00 (plus the 4% annual increase) and is responsible for all its utility charges and all costs associated with construction and maintenance of their facility and equipment. A \$5,000 security deposit is also being paid by Verizon to cover any damages to the Park property not repaired by Verizon. The rental revenue will help fund the Employee University. The rent will be deposited to Non-Departmental Revenue 990, Fund 0001, Program 7300, Account 3409.

Special Instructions:

After Board action, distribute as follows:

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| 1. Original Lease | Clerk of the Board Files |
| 2. Duplicate Original Lease and Minute Order | Real Estate Services, Attn: Ronn Carlentine |

NOTE: Real Estate Services will make copies of the Lease and the Minute Order for the Real Property file and for the Employee University and Parks Department. Real Estate Services will also deliver the duplicate original lease to Verizon for their files.

Attachments:

Original and duplicate original Lease Agreement

Board Letter prepared by Ronn Carlentine, Office of Real Estate Services