

SANTA BARBARA COUNTY BOARD AGENDA LETTER



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

Agenda Number:
Prepared on: 12/30/02
Department Name: Public Health
Department No.: 041
Agenda Date: 2/4/03
Placement: Administrative
Estimate Time: N/A
Continued Item: No
If Yes, date from:

TO: Board of Supervisors

FROM: Roger E. Heroux, Director
Public Health Department

STAFF CONTACT: Tara Brown, Assistant Director
681-5217

SUBJECT: Carpinteria Clinic Addition; Nextel Communications lease; Carpinteria-Summerland Fire Protection District Grant of Easement
First Supervisorial District

Recommendations:

That the Board of Supervisors:

- A. Approve the CEQA Notice of Exemption under Section 15301 for minor alteration to an existing facility.
- B. Execute the Communication Site Lease Agreement and Memorandum of Agreement with Nextel of California, Inc. for the placement of cellular antennas on the Carpinteria Veteran's Memorial Building at 941 Walnut Avenue in Carpinteria for a lease term of up to 26 years beginning on February 1, 2003. Nextel shall pay the County as rent one dollar per year.
- B. Accept the attached Grant of Easement conveyed from the Carpinteria-Summerland Fire Protection District to the County of Santa Barbara for six parking spaces at 911 Walnut Avenue, Carpinteria, also known as Santa Barbara County Assessor's Parcel Number 004-047-016, by authorizing the Clerk of the Board to sign the Certificate of Acceptance attached to the Easement Deed.

Alignment with Board Strategic Plan:

The recommendations are primarily aligned with Goal No. 2 Community Health and Safety: A safe and healthy community in which to live, work, and visit.

Executive Summary and Discussion:

These actions reflect a positive, collaborative solution and agreement between the Carpinteria-Summerland Fire District, Nextel of California and the County. On October 15, 2002, your Board approved plans and specifications for a project to construct an 835 square foot addition and to remodel the County Health Clinic in Carpinteria at 931 Walnut Avenue for an approximate construction cost of \$315,000. The City of

Carpinteria Planning Commission requires that the County provide six additional parking stalls on-site for the exclusive use by Medical Clinic staff and patients or pay an in-lieu fee of \$26,376.00 (\$4,396 per stall) prior to the issuance of building permits for the project. The Carpinteria-Summerland Fire District is willing to grant a Parking Easement to the County for six stalls adjacent to the southeast front entrance of the Clinic in exchange for relocating Nextel's cellular telephone antennae to the existing tower on the Veteran's Memorial Building. The Veteran's Memorial Building is owned by the County and leased to the City of Carpinteria until 2100. However, the County retains the right under the lease with the City to lease the tower space without the City's consent. The County has brought this proposed lease (and the antennae relocation) to the attention of City staff and they have no objections.

In 2000, the Carpinteria-Summerland Fire District filed suit against Nextel over the operation of cell sites on its property. Later that year, summary judgment was granted in favor of Nextel. Measurements made near typical cellular installation, especially those with tower-mounted antennas, have shown that ground-level power densities are thousands of times less than the Federal Communications Commission's limits for safe exposure. It is extremely unlikely that a member of the general public could be exposed to radio-frequency emissions level in excess of these guidelines due to the transmission of the cellular antennas to be located on the tower of the Veteran's Memorial Building.

The County also owns the property to the west, which is developed with the Carpinteria Historical Museum at 956 Maple. The County is in the process of merging the Veteran's Memorial Building lot and Historical Museum lot by means of a lot line adjustment in order to bring the lot coverage into conformance with the 40% maximum building coverage allowed by Carpinteria Municipal Code. This shall be completed prior to the issuance of building permits for the project.

Service levels in Carpinteria have increased 40% over the past three years. The project adds three exam rooms, a laboratory or treatment room, a nurses' station, an office, a secure medical records room, and a handicapped toilet to the Carpinteria County Health Clinic. This will allow two "clinics" to operate concurrently, thereby doubling patient visit capacity. Primary care services will be offered 40 hours a week; now they are available 24 hours a week. It is anticipated that construction will start in March with occupancy by September 1, 2003.

Mandates and Service Levels:

No change in mandates. The County is mandated under Welfare and Institutions Code 17000 to provide necessary medical care to the indigent.

The Carpinteria expansion will allow services to increase from 6,081 annual patient visits up to 10,000 annual patient visits.

Fiscal and Facilities Impacts:

These actions do not result in an impact to the General Fund or the Public Health Department's Special Revenue Fund.

The Carpinteria expansion will result in the construction of an 835 square foot addition to the existing 1,700 square foot County Health Clinic at the Veterans Memorial Building in Carpinteria at 931 Walnut Avenue. The addition, at the back of the property, will contain three exam rooms, a laboratory or treatment room, a nurses' station, and 425 linear feet of movable medical record shelving in a locked staff area.

Special Instructions:

After Board action, distribute as follows:

- | | | |
|-----|---------------------------------------|---|
| 1. | Original Grant of Easement | Facilities Services,
Attn: Jason Sunukjian |
| 2. | Copy of Grant of Easement | Clerk of the Board File |
| 3. | Copy of Grant of Easement | County Surveyor,
Attn: Michael Collie |
| 4. | Copy of Grant of Easement | Public Health Department
Attn: Michele Mickiewicz |
| 5. | Original Nextel Lease | Clerk of the Board File |
| 6. | Duplicate Original Nextel Leases (3) | Facilities Services,
Attn: Jason Sunukjian |
| 7. | Original Memorandum of Agreements (2) | Facilities Services,
Attn: Jason Sunukjian |
| 8. | Copy of Memorandum of Agreement | Clerk of the Board File |
| 9. | Minute Order | Public Health Department,
Attn: Michele Mickiewicz |
| 10. | Minute Order | Facilities Services,
Attn: Jason Sunukjian |
| 11. | Minute Order | County Surveyor,
Attn: Michael Collie |

In the event the Board accepts the Grant of Easement, General Services-Real Property will record the original Grant of Easement with the Office of the County Recorder. Once the original Grant of Easement is recorded, General Services-Real Property will return the original document to the Clerk of the Board and keep a copy of the easement in the Real Property file. With respect to the Nextel Communications Lease, General Services-Real Property will retain one original copy of the Lease and the Minute Order for our files and will deliver the two (2) duplicate original leases to Nextel for their files. General Services-Real Property will also record the Memorandum of Agreement (MOA). Once the MOA is recorded, Real Property will return the original MOA to the Clerk of the Board and keep a copy in the Real Property file. Real Property will also send a conformed copy of the recorded MOA to Nextel.

Concurrence: