

**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: **July 9, 2003**  
Department: **Parks**  
Department No.: **052**  
Agenda Date: **July 22, 2003**  
Placement: **Administrative**  
Estimate Time:  
Continued Item: **NO**  
If Yes, date from:

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TO: Board of Supervisors

FROM: Terri Maus-Nisich  
Parks Director

STAFF CONTACT: Coleen Lund, x2470  
Jason Sunukjian, x3217

SUBJECT: Lease Agreement for Sprint PCS Cellular Site at Tucker's Grove County Park  
Second Supervisorial District  
Real Property Folio WC 3368

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**Recommendation:**

That the Board of Supervisors execute the attached Lease Agreement between the County of Santa Barbara and Sprint PCS Assets, LLC for the placement of a wireless communication facility on the westerly portion of Tucker's Grove County Park located at the intersection of Turnpike Road and Cathedral Oaks Road in Santa Barbara.

**Alignment with Board Strategic Plan:**

The recommendation is primarily aligned with Goal No. 1 – An Efficient Government Able to Anticipate and Respond Effectively to the Needs of the Community.

**Executive Summary and Discussion:**

For the past couple of years, Parks and Real Property staff have been meeting and negotiating with Sprint PCS for the installation of a small wireless communication facility at Tucker's Grove County Park. These negotiations, which have included solicitation of input from the surrounding neighbors of the park as part of the process, have resulted in a proposed lease agreement. The installation of a PCS site at the park was also reviewed and approved by the Santa Barbara County Park Commission. This lease agreement will allow Sprint to construct and operate this facility, consisting primarily of radio equipment cabinets, utilities, cables, a monopole, and panel antennas, at the westerly portion of the park located at the intersection of Turnpike

Road and Cathedral Oaks Road in Santa Barbara. The PCS site is located in an area of the park adjacent to the park maintenance area and will be screened from public view with appropriate landscaping at the site.

Sprint has obtained all the required permits from Planning & Development to allow construction of this facility and which are attached to the proposed lease agreement as Exhibits F and G. Included in Sprint's permit process was a review of CEQA, which resulted in a finding of "Exempt" by the County Planning Commission. Execution of this lease by the Board is the final action required in order for Sprint to begin construction of this facility.

The proposed lease is for an initial period of approximately ten years, commencing upon execution by the Board. There are also two renewal periods of five years each that may be exercised upon mutual agreement of the County and Sprint. If both renewal periods are exercised, the lease would expire on May 31, 2023. Per Board policy, the lease will initially generate \$19,200 in rental revenue per year for the County's Employee University. There will be an annual rent increase of 3% per year during the first 10-year term of the lease and a 5% annual rent increase during each year of the second 10-year term, if the two renewal periods are exercised. Additionally, upon execution of this lease, Sprint will make a one-time payment of \$15,000 to the Parks Department towards the installation of new play equipment at Tucker's Grove Park.

#### **Mandates and Service Levels:**

There are no mandates or changes in service levels. Wireless communications will be improved for use by the general public. On February 4, 2003, the Board executed a similar lease between Sprint PCS and the County to allow construction of Sprint's wireless facility on the roof of the Betteravia Government Center building in Santa Maria. County Parks has determined that Sprint's site will have a negligible impact on park users due to the fact that the cell site is located away from the general use area of the park.

#### **Fiscal and Facilities Impacts:**

Sprint PCS will initially pay annual base rent in the amount of \$19,200 (subject to annual increases as noted previously) and is responsible for all costs associated with construction and maintenance of its facility and equipment. The annual rental revenue, per Board policy will go towards support of the County's Employee University. The rent payments will be deposited to Department 990, Fund 0001, Program 7300, Line Item Account 3409.

In addition, as provided for in the agreement, Sprint PCS will make a one-time payment of \$15,000 to County Parks towards installation of play equipment in Tucker's Grove Park. These funds will be deposited to Department 052, Fund 0030, Program 1931, Project 8492, Line Item Account 5909.

There are no impacts to facilities resulting in any increased ongoing costs for the Parks Department.

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**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 | Facilities Services, Attn: Jason Sunukjian |

**NOTE:** Facilities Services will make copies of the Lease and the Minute Order for the Real Property file and for the Parks Department, and will deliver the duplicate original lease to Sprint for their files.

**Concurrence:**

Santa Barbara County Park Commission  
Real Property  
County Counsel  
Auditor-Controller  
Risk Management