



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: 12/5/2006
Placement: Administrative
Estimate Time:
Continued Item: NO
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director(s) Bob Nisbet, Director (560-1011)
General Services Department
Contact Info: Paddy Langlands, Assistant Director (568-3096)
Support Services Division
SUBJECT: Verizon at County Bowl Lease at 1126 N. Milpas Street, Santa Barbara; Second Supervisorial District; Real Estate Services Folio #003500

County Counsel Concurrence:

As to form: Yes No N/A

Auditor-Controller Concurrence:

As to form: Yes No N/A

Other Concurrence: Risk Management

As to form: Yes No N/A

Recommended Action(s):

That the Board of Supervisors

- a.) Execute the attached original and duplicate original Lease Agreement between the County of Santa Barbara and GTE Mobilnet of Santa Barbara, L.P., d/b/a Verizon Wireless, not a local vendor (hereinafter "Verizon") for the placement of a wireless communication facility on the northwest portion of the County Bowl property.
- b.) Authorize the General Services Director, or Designee, to execute the Development Agreement attached to the Lease Agreement as Exhibit "E."

Summary:

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 the County Bowl property in Santa Barbara. The facility will be located above the amphitheatre and out of the public view and access. The Bowl Foundation, the operator of the venue at this property, has agreed to the use, location and design of Verizon's proposed facility. It is noted that Verizon has agreed to a Development Agreement between Verizon and the County, which is attached to the Lease as Exhibit E. The Development Agreement will govern Verizon's installation and operation of the facility in lieu of a formal land use permit since the City of Santa Barbara declined jurisdiction over this project. Included in Verizon's review process was a review of CEQA, which resulted in a finding of "Exempt" by the County of Santa Barbara Planning and Development Department. The lease is for an initial period of approximately ten (10) years commencing as of the date the Lease is executed by the Board. Verizon has the option to renew the

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Lease for two additional terms of five (5) years each. If all the renewal periods are exercised, the lease will expire on October 31, 2026. Verizon will pay to the County a 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. If all the lease renewal terms are exercised, the total lease revenue will be approximately \$625,000.00. Execution of this Lease by the Board is the final action required in order for Verizon to begin construction of their facility.

Background:

On June 27, 2006, the Board executed a similar lease between Verizon Wireless and the County to allow construction of Verizon's wireless facility at the Tucker's Grove County Park property (RP Folio No. 3440). This lease proposes nearly identical terms and rents and would also establish a telecommunications presence on the County Bowl property, which could attract future carriers interested in leasing a portion of this property for similar use.

Performance Measures:

Not applicable.

Fiscal and Facilities Impacts:

Budgeted: Yes No

Fiscal Narrative:

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 Bowl 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.

Staffing Impact(s):

Legal Positions:

N/A

FTEs:

N/A

Special Instructions:

Upon Board approval and execution, the Clerk should distribute as follows:

1. Original executed document - Board's Official File
2. Duplicate original Lease & Minute Order - Attn: Ronn Carlentine, General Services

Note: Upon receipt of the fully executed lease document, the Office of Real Estate Services will make copies of the Lease and Minute Order for their file and the Employee University and forward the duplicate original lease to Verizon.

Attachments:

Lease Agreements (2) Authored by: Ronn Carlentine, Office of Real Estate Services.