

**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: **August 12, 2002**
Department: **General Services**
Department No.: **063**
Agenda Date: **September 3, 2002**
Placement: **Administrative**
Estimate Time:
Continued Item: **NO**
If Yes, date from:

TO: Board of Supervisors

FROM: Ronald S. Cortez, Director
General Services Department

STAFF
CONTACT: Jason Sunukjian 568-3217

SUBJECT: Pacific Bell Communications Site @ SB Transfer: 1st Amendment to Lease
Second Supervisorial District
Real Property Folio YD 3004

Recommendations:

That the Board of Supervisors execute the attached First Amendment to the Communication Site Lease Agreement between the County of Santa Barbara and Pacific Bell Wireless, LLC, a Nevada limited liability company doing business as Cingular Wireless (hereinafter "Pac-Bell") to allow the addition of two new equipment cabinets to Pac-Bell's existing wireless telecommunications site at the SB Transfer Station located at 4438 Calle Real in Santa Barbara. The lease is presently in the second 5-year term, which ends on August 31, 2006. At the end of the current 5-year term, there will remain four renewal periods of five (5) years each that may be exercised upon mutual agreement by County and Pac-Bell. If all the renewal periods are exercised, the lease will expire on August 31, 2026. The annual rent will be adjusted to \$18,000.00 per year from \$4,406.33 per year.

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 First Amendment to the Lease will allow Pac-Bell to install two new equipment cabinets at their existing communications site. The addition of these two new cabinets will bring the total number of cabinets to four.

Subject: Pacific Bell Communications Site @ SB Transfer: 1st Amendment to Lease
Second Supervisorial District
Folio YD 3004

Agenda Date: September 3, 2002

Page 2

It is noted that Pac-Bell has already obtained the required land use permit from Planning and Development for the addition of the new equipment cabinets at their current site. A copy of the land use permit is on file in the Real Property Folio file for this lease. Regarding CEQA, Pac-Bell's proposed site modification was considered a Substantial Conformity by Planning and Development because they already have a Conditional Use Permit for their existing site. As such, Pac-Bell's original neg-dec document (97-ND-12) remains in effect. Execution of this Lease Amendment by the Board is the final action required in order for Pac-Bell to begin construction of the two additional equipment cabinets. This lease amendment will generate an additional \$13,593.67 of revenue per year to the County, all of which will increase the operating revenue for the Communications Division.

Mandates and Service Levels:

There is no change in programs. The installation of these two additional equipment cabinets will increase the current site's capacity to handle the increased consumer demand for cellular telephone service.

Fiscal and Facilities Impacts:

Pac-Bell will now pay annual rent in the amount of \$18,000.00 (beginning on 9-01-02) and is responsible for all costs associated with construction and maintenance of their facility and equipment. The rental revenue will increase the operating revenue for the Communications Division. The rent will be deposited to Fund 1919, Program 3100, Account 3409.

Special Instructions:

After Board action, distribute as follows:

1. Original Document Clerk of the Board Files
2. Duplicate Original & Minute Order Facilities Services, Attn: Jason Sunukjian

NOTE: Facilities Services will make copies of the Lease and the Minute Order for the Communications Section of General Services and for our files, and will deliver the duplicate original to Pac-Bell for their files.

Concurrence:

Auditor-Controller
County Counsel
Real Property
Risk Management

Communications