



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: August 22, 2017
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Janette D. Pell, Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services (805) 568-3083
SUBJECT: Lease Agreement with Verizon Wireless at Juvenile Hall, Santa Barbara; Second District (R/P File No.: 003779)

County Counsel Concurrence

As to form: Yes

Other Concurrence: N/A

As to form:

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached Lease Agreement between the County and AirTouch Cellular, doing business as Verizon Wireless (collectively "Verizon Wireless"), to allow Verizon Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as Santa Barbara County Juvenile Hall, located at 4500 Hollister Avenue, in Santa Barbara, also known as Assessor's Parcel Number 061-040-024, for a term of five (5) years, with three (3) options to renew the Lease for five (5) years each, and an annual base rent of Twenty Eight Thousand Dollars (\$28,000.00) ; and
- b) Determine that the proposed action of approving Verizon Wireless' leasing, construction, operation and maintenance of the wireless communication facility is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15303, *New Construction or Conversion of Small Structures*, and Section 15304, *Minor Alterations to Land*, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

This item is being brought to the Board of Supervisors to request the Board's approval and execution of the Lease Agreement with Verizon Wireless at Juvenile Hall ("Lease") to allow Verizon Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as Santa Barbara County Juvenile Hall, located at 4500 Hollister Avenue, in Santa

Barbara (“Property”). The Lease will be for an initial term of five (5) years, with three (3) options to renew the Lease for five (5) years each, with an annual base rent of Twenty Eight Thousand Dollars (\$28,000).

Background:

The Santa Barbara County Planning Commission first reviewed Verizon’s proposed project of constructing a cell site facility on April 27, 2016. The proposed wireless telecommunications facility will provide additional cellular service in the area of the Ben Page Center and Juvenile Hall on Hollister Avenue in order to improve coverage deficiencies within the area and, according to current use trends, provide additional data capacity, to meet the area’s needs through 2025. The project was approved by the Planning Commission on August 10, 2016 as Case No. 15CUP-00000-00026.

The facility will consist of one 50-foot tall antenna support structure designed as a faux eucalyptus tree and an equipment storage area, all contained within a lease area enclosed by a 6-foot chain-link fence. The antenna support structure is designed as a faux eucalyptus tree in order to blend in with the numerous mature eucalyptus trees located within the project site vicinity. The entire telecommunications facility will be located within a 625 square foot lease area, and will be set back approximately 290 feet from Hollister Avenue. The faux eucalyptus tree antenna support structure will be negligibly visible from Hollister Avenue.

This Lease Agreement will allow Verizon to construct and operate this new telecommunications facility for an initial term of approximately five (5) years, through July 31, 2022, with three (3) additional terms of five (5) years each.

Approval of the Lease allowing Verizon Wireless to construct, operate, and maintain a new telecommunications facility on the Property is exempt from environmental review pursuant to Sections 15303, *New Construction or Conversion of Small Structures* and 15304, *Minor Alterations to Land* of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes, including grading on slopes of less than ten percent, landscaping, and minor trenching and backfilling where the surface is restored. See the attached Notice of Exemption for a more detailed discussion of the CEQA exemption.

Fiscal and Facilities Impacts:

The annual base rent will be Twenty Eight Thousand Dollars (\$28,000) with an annual cost of living adjustment of three percent (3%). The initial term of five (5) years will have a cumulative rent of \$148,655.80. If all renewal terms are extended, the total rent consideration paid during the term of the Lease will be \$752,370.49.

Budgeted: Yes

Annual rent is budgeted into Fund 0001, Dept. 063, Program 1207, LI Acct 3409. There will be no other fiscal or facilities impacts.

Special Instructions:

After Board action, please distribute as follows:

1. Original Lease agreement: Clerk of the Board files
2. Duplicate Original Lease Agreement and Copy of the Minute Order: General Services Real Property Division.

Attachments:

1. Original and Duplicate Original Lease Agreement

2. Notice of Exemption