



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: December 3, 2024
Placement: Administrative
Estimated Time:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Kirk A. Lagerquist, Director (805) 560-1011
Contact Info: James Cleary, Interim Manager, General Services (805) 568-3072
SUBJECT: Lease Agreement with Dish Wireless at Santa Barbara County Transfer Station;
Second Supervisorial District (Folio: 004049)

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: Risk

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, ratify and authorize the Chair to execute the attached Lease Agreement between the County and Dish Wireless (“Dish Wireless”), to allow Dish Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as The Santa Barbara Transfer Station, which property is located at 4417 Calle Real in Santa Barbara, California, also known as Assessor’s Parcel Number 059-140-023, for an initial term of five (5) years commencing December 1, 2024, with three (3) options to renew the Lease for five (5) years each, and an annual base rent of Forty Five Thousand Dollars (\$45,000.00) (Second District); and
- b) Determine that the proposed action of approving Dish Wireless’ leasing, 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 Dish Wireless at the Santa Barbara Transfer Station ("Lease") to allow Dish Wireless to construct, operate and maintain a telecommunications facility on a portion of the County-owned property known as Santa Barbara Transfer Station, located at 4417 Calle Real in Santa Barbara, 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 Forty-Five Thousand Dollars (\$45,000.00).

Background:

The Santa Barbara County Planning and Development Department reviewed Dish's proposed project for installation of new cellular equipment on an existing cell site facility. The proposed wireless telecommunications facility would provide capacity, enhanced coverage, and high-speed data in the residential areas north and south of Highway 101. The project applied for a Zoning Clearance that was approved by Planning on May 31, 2024. The Zoning Clearance allows for 3 new panel antennas, 6 radios at antennas on existing pipe mounts, 2 surge suppressors at antennas, 2 hybrid cables, 1 equipment cabinet, 1 telco cabinet, 1 power protective cabinet, and 1 GPS antenna. The project shall comply with the recommendations in the RF report by EBI Consulting dated May 10, 2023. No grading or tree removal is proposed. Access will continue to be provided off of Calle Real. The County-owned property is a 143.47-acre parcel zoned REC and shown as Assessor's Parcel Number 059-140-023, located near the South Coast Recycling & Transfer Station at 4417 Calle Real in the Eastern Goleta Valley Community area, 2nd Supervisorial District.

This Lease Agreement will allow Dish to construct and operate this new telecommunications facility for an initial term of five (5) years, commencing December 1, 2024, and three (3) additional terms of five (5) years each for a total of twenty (20) years. The annual base rent will be Forty-Five Thousand Dollars (\$45,000.00) with an annual cost of living adjustment of five percent (5%). If all renewal terms are extended, the total rent consideration paid during the term of the Lease will be \$1,487,967.93

Approval of the Lease allowing Dish 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

Budgeted: Yes

Fiscal Analysis:

Annual Dish Wireless rental payments in accordance with this lease agreement will be received and accounted for in the General Fund 0001, General Services Department 063, Other Rental of Buildings and Land revenue account, under Project 004049.

There are no other fiscal or facilities impacts.

Staffing Impacts:

None

Special Instructions:

After Board action, distribute as follows:

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| 1. Original Lease Agreement | Clerk of the Board Files |
| 2. Duplicate Lease Agreement and Copy of Minute Order | Real Property Division
Attn: Carlos French |
| 3. Copies of documents and Minute Order | Auditor-Controller,
Attn: Betsy Schaffer |

Attachments:

1. Original and Duplicate Original Lease Agreement
2. Notice of Exemption

Authored by:

Carlos French, (805) 568-3089