



**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: January 14, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Matthew P. Pontes, Director (805) 560-1011
Contact Info: Jennifer Slayman, Assistant Director (805) 568-2606

SUBJECT: Los Olivos School Communications Lease, Los Olivos; Third District

County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrence: Risk Manager, Sheriff

As to form Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached original and duplicate original Los Olivos School Communications Lease (Lease) between the County of Santa Barbara (County) and the Los Olivos School District (Los Olivos School) located at 2540 Alamo Pintado Avenue, in Los Olivos (Assessor Parcel Number 135-220-072), in the City of Los Olivos, for a period of ten years, rent free, for the installation and operation of a small radio receiver antenna and related equipment (Third District); and
- b) Determine that the proposed action is for the leasing of a portion of an existing public structure involving negligible expansion of use beyond that which presently exists, that the proposed action is therefore exempt from the California Environmental Quality Act (CEQA), pursuant to 14 CCR 15301, Existing Facilities, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

The Board's action to approve the Lease will allow the General Services Department to install and maintain a small radio receiver antenna on the roof of the gymnasium of Los Olivos School, for a period of ten years, with two ten-year renewal periods, rent free; to improve the County's communication network and the provision of public safety services in the Los Olivos area.

Background:

The General Services Department operates a wireless communications network throughout the County. The Sheriff's Department has a need for an antenna that will improve radio frequency coverage in the Los Olivos area. The increased coverage will improve the Sheriff's ability to respond to emergency situations in the Los Olivos area and to communicate by two-way radio on the campus at Los Olivos School.

Los Olivos School, located just off of Highway 154 and situated above downtown Los Olivos, provides an ideal location for a radio frequency receiver that is equipped with a line-out interface. The antenna will be located on the roof of the gymnasium, away from an existing antenna recently installed by the Santa Barbara County Education Office. The equipment box related to the antenna will be located in the gymnasium kitchen area, next to the equipment box recently installed by the Education Office.

The term of this Lease will commence upon execution of the Lease, and shall continue for a period of approximately ten years, through October 31, 2023. The term will be extended for two additional terms of ten years each, unless terminated by either party at least sixty days prior to termination of the prior term. No rent will be paid during the term for so long as the Site is used only for the purpose of providing the services described in the Lease. The County will maintain the antenna and equipment, and ensure that the antenna will not interfere with the existing antenna. County personnel will coordinate access and safety issues with the School's administration.

Execution of the Lease providing for the installation of the radio receiver antenna and related equipment box will involve negligible expansion of use, and is not likely to have a significant environmental impact. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Fiscal and Facilities Impacts:

Execution of this Lease will not affect the General Fund or otherwise cause any direct facilities impacts on the County. General Services will provide maintenance and support on the equipment and will pass those costs on to the Sheriff in the form of rates budgeted in 0001, Dept 032, LI 7894.

Special Instructions:

After Board action, please distribute as follows:

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| 1. Original Lease | Clerk of the Board Files |
| 2. Duplicate Original Lease | Office of Real Estate Services |
| 3. Copy of Lease and Minute Order | Auditor-Controller, Financial Reporting Div. |
| | Attn: Betsy Schaffer |

Attachments:

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

Authored By:

Don Grady, Real Property