

Attachment 1

ATTACHMENT 1

License Agreement

Project: BUNS RHD Quarantine Building
at County Animal Shelter
APN: 071-220-032
Folio: 003825
Agent: CS

LICENSE AGREEMENT

12A-10.3

THIS LICENSE AGREEMENT (hereinafter "Agreement") is made by and between the COUNTY OF SANTA BARBARA, a political subdivision of the State of California (hereinafter "COUNTY"), and the BUNNIES URGENTLY NEEDING SHELTER (BUNS), a California non-profit organization (hereinafter "LICENSEE"), with reference to the following:

WHEREAS, the COUNTY is the fee owner of that certain real property and improvements commonly known as the Santa Barbara County Animal Shelter, located at 5473 Overpass Road, Goleta, CA 93117, also identified as Assessor Parcel Number 071-220-032, and shown on "EXHIBIT A" attached hereto and incorporated herein by this reference, (the "Property"); and

WHEREAS, BUNS has been occupying space on the Property, include a building and physical area of the shelter used to house rabbits and guinea pigs, three sheds which were built by the LICENSEE for the use of the care and welfare of rabbits and guinea pigs brought to the Property, as well as other improvements, including hutches and exercise runs; and

WHEREAS, LICENSEE's mission is to provide shelter and care to rabbits and guinea pigs in need; to promote the spaying and neutering of rabbits; to promote the education of humane care, welfare & behavior of rabbits and guinea pigs, and to provide humane care to other small animals at the shelter; and

WHEREAS, LICENSEE has brought to the COUNTY's attention an outbreak of the deadly disease Rabbit Hemorrhagic Disease (RHD), which is working its way through the United States and has been discovered as close as Orange County and that it will require isolation facilities to quarantine wild and domestic rabbits brought into the COUNTY Animal Shelter; and

WHEREAS, LICENSEE would like temporary use of the "Little Dog Building" on the former DAWG lease property for quarantining rabbits until they can be vaccinated and moved into the existing Rabbit Area; and

WHEREAS, COUNTY and LICENSEE agree that this request is in concurrence with the existing Memorandum of Understanding (MOU) detailing the terms and conditions by which the parties exchange the uses granted herein for the provision of services and programs provided in that MOU by the LICENSEE.

NOW, THEREFORE, in consideration of the provisions, covenants, and conditions, contained herein, the parties agree as follows:

1. **RIGHTS GRANTED:** For and in consideration of the terms and conditions detailed in the MOU to be performed by LICENSEE as the basis for this Agreement, and the terms and conditions of this Agreement, COUNTY hereby grants to LICENSEE a personal, nonexclusive, revocable and non-assignable right to enter upon and use a portion of the COUNTY-owned property known as the Santa Barbara County Animal Shelter located at 5473 Overpass Road, Goleta, CA 93117. The specific area covered by this Agreement includes 817 square feet of building known as the former Little Dog Building, and the restroom area all shown on EXHIBIT "B" attached hereto and incorporated herein by this reference, is defined as the ("RHD Quarantine Building").
2. **ADMINISTRATION AND ENFORCEMENT:** The provisions of this Agreement shall be administered and enforced for the COUNTY by the Director of the Public Health Department, or their designee.
3. **PURPOSE AND USE OF PROPERTY:** LICENSEE shall use the RHD Quarantine Building solely for the purpose of segregating incoming rabbits for a 14-day quarantine period. When the ordered vaccine arrives, these rabbits will get vaccinated and delivered to the existing rabbit and guinea pig area to receive the regular care of: veterinary care, behavioral support, adoption and foster services, education and community outreach services for stray and homeless rabbits and guinea pig in Santa Barbara County seven days a week so long as this Agreement is in effect. LICENSEE shall administer all tasks/services in the provisions of the MOU and this Agreement in compliance with all applicable state and local laws, regulations, rules and ordinances, guidelines, policies, directives, and standards. LICENSEE shall not use the Property or "RHD Quarantine Building" for any other purposes without the express written consent of COUNTY. COUNTY reserves the right to enter in order to comply with applicable permit requirements.
4. **TERM:** The term of this Agreement shall be approximately TWELVE (12) months commencing upon COUNTY'S execution of the Agreement, and terminating on August 31, 2021, unless terminated by either party, with or without cause, upon sixty (60) days written notification. If the necessity for quarantine remains after the termination date, the term may automatically extend for a period of SIX (6) months.
5. **RENT:** In accordance with Government Code Section 26227 and the Santa Barbara County Board of Supervisors' determination that the operations of LICENSEE are a benefit to the community and in consideration of LICENSEE'S continued funding for the programs and provision of services for homeless and stray rabbits and guinea pigs, base rent shall be waived during the term.
Should, for any reason, the Santa Barbara County Board of Supervisors determine that the services provided by LICENSEE are no longer a benefit to the community, or, should the aforementioned Government Code Section be repealed or replaced such that LICENSEE no longer qualifies for the rights granted hereunder, LICENSEE shall pay fair market rent for the RHD Quarantine Building, or terminate this License upon sixty (60) days written notice to COUNTY.
6. **PROPERTY SUITABILITY:** LICENSEE has investigated the Property and RHD Quarantine Building and has determined that they are suitable for LICENSEE'S intended operations as a rabbit RHD quarantine area, and therefore, LICENSEE hereby accepts, by way of executing this Agreement, the Property and RHD Quarantine Building, in its existing

condition. LICENSEE is prepared and agrees to pay for any immediately necessary upgrades or repairs.

LICENSEE ACKNOWLEDGES THAT, EXCEPT AS STATED HEREIN, COUNTY HAS MADE NO REPRESENTATIONS OR WARRANTIES ABOUT THE CONDITION OF THE PROPERTY OR RHD QUARANTINE BUILDING, OR THE SUITABILITY OF SAME FOR THE INTENDED USE BY LICENSEE.

7. **ABANDONMENT:** LICENSEE shall not abandon, vacate, surrender or assign use of the Property and RHD Quarantine Building at any time during the term of this Agreement. Except as set forth in Section 25, *TERMINATION*, any personal property belonging to LICENSEE and left on the Property or RHD Quarantine Building more than thirty (30) days after LICENSEE vacates the Property and RHD Quarantine Building, shall be deemed abandoned at the option of COUNTY, and title shall pass to COUNTY. This provision shall also apply to personal property left after the termination of this Agreement.

8. **NONINTERFERENCE:** LICENSEE agrees not to use, nor permit those under its control, including, but not limited to, its employees, clients, tenants, invitees, volunteers, agents and/or independent contractors, to use any portion of the Property or RHD Quarantine Building in any way, which interferes with other COUNTY operations on the Property and RHD Quarantine Building. Such interference shall be deemed a material breach, and LICENSEE shall terminate said interference immediately upon notice from COUNTY.

9. **UTILITY CHARGES:** COUNTY shall provide utilities to the Property and RHD Quarantine Building, which include electricity, trash, and water/sewer. Telephone, internet and cable are excluded from COUNTY provision.

10. **MAINTENANCE AND REPAIR:** Due to the urgency of needed facilities to segregate the incoming rabbits for quarantine, the Property and RHD Quarantine Building is being accepted by LICENSEE in its current condition, EXCEPT that LICENSEE has agreed to pay for any immediately necessary upgrades, or repairs. COUNTY shall be responsible for all maintenance and repair to the Property and RHD Quarantine Building in a safe and workable condition. COUNTY, its elected officials, officers, agents, employees and representatives, attorneys and contractors or its designees reserve the right to enter the Property and RHD Quarantine Building at all reasonable times to inspect, and LICENSEE agrees that it will facilitate any such inspection.

11. **SUCCESSORS IN INTEREST:** This Agreement and the covenants contained herein shall be binding upon and inure to the benefit of the respective parties and to any government or private organization into which LICENSEE may be merged.

12. **INDEMNIFICATION:** LICENSEE agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or COUNTY and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is prohibited by law. LICENSEE'S indemnification obligation applies to

COUNTY's active as well as passive negligence but does not apply to COUNTY'S sole negligence or willful misconduct.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

LICENSEE shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

LICENSEE shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the LICENSEE'S operation and use of the leased premises. The cost of such insurance shall be borne by the LICENSEE.

13. **MINIMUM SCOPE AND LIMIT OF INSURANCE:**

Coverage shall be at least as broad as:

- A. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
- B. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limits of no less than **\$1,000,000** per accident for bodily injury or disease. (This applies to LICENSEES with employees).
- C. **Property insurance** against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

If the LICENSEE maintains broader coverage and/or higher limits than the minimums shown above, the COUNTY requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

14. **OTHER INSURANCE PROVISIONS:**

The insurance policies are to contain, or be endorsed to contain, the following provisions:

A. **Additional Insured Status**

The COUNTY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the LICENSEE including materials, parts, or equipment furnished in connection with such work or operations. General liability

coverage can be provided in the form of an endorsement to the LICENSEE'S insurance (at least as broad as ISO Form CG 20 10).

B. Primary Coverage

For any claims related to this contract, the LICENSEE'S insurance coverage shall be primary insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, agents or volunteers shall be excess of the LICENSEE'S insurance and shall not contribute with it.

C. Notice of Cancellation

Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.

D. Waiver of Subrogation

LICENSEE hereby grants to COUNTY a waiver of any right to subrogation, which any insurer of said LICENSEE may acquire against the COUNTY by virtue of the payment of any loss under such insurance. LICENSEE agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.

E. Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A-: VII, unless otherwise acceptable to the COUNTY.

F. Self-Insured Retentions

Self-insured retentions must be declared to and approved by the COUNTY. At the option of the COUNTY, either: the LICENSEE shall obtain coverage to reduce or eliminate such self-insured retentions as respects the COUNTY, its officers, officials, employees, agents and volunteers; or the LICENSEE shall provide a financial guarantee satisfactory to the COUNTY guaranteeing payment of losses and related investigations, claim administration, and defense expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or COUNTY.

G. Verification of Coverage

LICENSEE shall furnish the COUNTY with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to COUNTY before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the LICENSEE'S obligation to provide them. The COUNTY reserves the right to require complete copies of all required insurance policies, including endorsements, required by these specifications, at any time.

H. Special Risks or Circumstances

COUNTY reserves the right to modify these requirements at any time, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

15. **NONDISCRIMINATION:** LICENSEE shall comply with COUNTY laws, rules and regulations regarding nondiscrimination as such are found in the Santa Barbara County Code and as such may from time to time be amended. These provisions are incorporated herein as if they were fully set forth.

Noncompliance with provisions of this section shall constitute a material breach of this Agreement and in addition to any other remedies provided by law, COUNTY shall have the right to terminate this Agreement and the interest hereby created without liability therefor. LICENSEE shall also comply with applicable State or Federal laws, rules and regulations regarding nondiscrimination.

16. **ENVIRONMENTAL IMPAIRMENT:** LICENSEE shall comply with all applicable laws, regulations, ordinances, guidelines, policies, directives, standards, rules and orders regardless of when they become or became effective, including without limitation those relating to construction, grading, signing, health, safety, noise, environmental protection, waste disposal, water and air quality, and shall furnish satisfactory evidence of compliance upon request by COUNTY. Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Property or RHD Quarantine Building due to LICENSEE'S use and occupancy, LICENSEE shall clean all property affected to the satisfaction of COUNTY and any governmental body having jurisdiction therefor. LICENSEE shall indemnify, hold harmless, and defend COUNTY from and against any and all claims, demands, causes of action, damages, costs, expenses (including without limitation any fines, penalties, judgments, litigation costs, attorney's fees, consulting, engineering and construction costs), judgments, or liabilities incurred by COUNTY arising out of, in connection with, or related to LICENSEE'S breach of this section, or arising out of, in connection with, or related to any such discharge, leakage, spillage, emission or pollution due to LICENSEE'S use and occupancy, regardless of whether such claim, demand, cause of action, damage, cost, expense, judgment or liability arises during or after the term of this Agreement, and regardless of negligence, active or passive, of COUNTY.

17. **TOXICS:** LICENSEE shall not manufacture or generate hazardous wastes on the Property or RHD Quarantine Building. LICENSEE shall be fully responsible for any hazardous wastes, substances or materials as defined under state or local law, regulation, or ordinance that are manufactured, generated, used, placed, disposed, stored, or transported by LICENSEE, its officers, agents, representatives, employees, volunteers, independent contractors or designees on the Property and/or RHD Quarantine Building during the term of this Agreement, and shall comply with and be bound by all applicable provisions of such state, or local law, regulation, or ordinance dealing with such wastes, substances, or materials. LICENSEE shall notify COUNTY and the appropriate governmental emergency response agency(ies) immediately in the event of any release or threatened release of any such wastes, substances or materials.

18. **DAMAGE TO PROPERTY:** LICENSEE shall protect and be responsible for any loss, destruction, or damage to Property or RHD Quarantine Building that results from, or is caused by LICENSEE'S willful misconduct or negligent acts or omissions or from the failure on the part of LICENSEE to maintain and administer the Property and RHD Quarantine Building in accordance with sound management practices. Notwithstanding

anything to the contrary herein, LICENSEE shall be liable to COUNTY for any damages resulting from damage to Property and/or RHD Quarantine Building, which damages result from or are caused by LICENSEE'S willful misconduct or negligence. LICENSEE shall ensure that the Property and RHD Quarantine Building are returned to COUNTY in like condition to that in which it was furnished to LICENSEE, reasonable wear and tear excepted. LICENSEE shall repair or make good any such damage, destruction or loss at any COUNTY Site, and shall do so without requesting contribution from COUNTY or assistance from COUNTY officers or employees.

Upon the loss or destruction of, or damage to any portion of the Property and/or RHD Quarantine Building, LICENSEE shall notify the COUNTY thereof and shall take all reasonable steps to protect the Property and/or RHD Quarantine Building from further damage.

19. **COMPLIANCE WITH THE LAW:** LICENSEE shall comply with all applicable laws, rules, regulations and ordinances as amended, affecting the Property and RHD Quarantine Building now or hereafter in effect. In addition, LICENSEE shall comply with all applicable COUNTY security programs and policies regarding the Property and RHD Quarantine Building.

20. **NOTICES:** Any notice given to the parties shall be in writing and served, either personally or by mail, to the following:

COUNTY: Darrin Eisenbarch, Deputy Director, Administration
County of Santa Barbara
Public Health Department
300 San Antonio Road, Building 8
Santa Barbara, CA 93110
Tel: 1(805) 681-5173
Email: darrin.eisenbarch@sbcphd.org

with copy to:

Kelly Lazarus, Contracts Unit Supervisor
County of Santa Barbara
Public Health Department
300 San Antonio Road, Building 8
Santa Barbara, CA 93110
Tel: 1(805) 681-5107
Email: Kelly.lazarus@sbcphd.org

LICENSEE: Kimmy Swan, President
Bunnies Urgently Needing Shelter
PO Box 91452
Santa Barbara, CA 93190-1452

or to the parties at such other place as may be designated in writing. Such notices shall be served by depositing them addressed as set out above, postage prepaid, in the U.S. mail, reliable overnight courier, or by personal delivery. The date of mailing, or in the event of personal delivery, the date of delivery shall constitute the date of service.

21. **DEFAULT:** Except as otherwise required herein, should LICENSEE at any time be in

material default hereunder with respect to any covenant contained herein, COUNTY shall give notice to LICENSEE specifying the particulars of the default and LICENSEE shall promptly commence remedial action to cure the default. Should such default continue uncured for a period of thirty (30) calendar days from such notice, this Agreement shall terminate at the option of the COUNTY; unless the cure of such default shall reasonably take more than thirty (30) calendar days in which case LICENSEE shall proceed with all due speed to cure the default and shall have a reasonable time to effectuate its cure.

22. **REMEDIES:** In the event of a default or breach, either party may exercise any right or remedy at law or in equity which such party may have by reason of such default or breach including but not limited to the following:

- A. The nondefaulting party may waive the default or breach in accordance with Section 23, WAIVER, herein below.
- B. The nondefaulting party may maintain this Agreement in full force and effect, and recover whatever monetary loss(es) may have resulted from such default or breach.
- C. Where COUNTY is the nondefaulting party, COUNTY may terminate the Agreement and LICENSEE shall surrender use of and vacate the Property and RHD Quarantine Building within sixty (60) days of receipt of written notice of termination from COUNTY.

23. **WAIVER:** It is understood and agreed that any waiver of any term of this Agreement or any default or breach of this Agreement shall not be deemed to be a waiver of any continuing or subsequent default or breach or of any other provision of this Agreement. Waivers of provisions of this Agreement must be in writing and signed by the Director of the Public Health Department or their designee and LICENSEE.

24. **AMENDMENTS:** This Agreement may only be amended by written consent of the parties and such changes shall be binding upon the heirs or successors of the parties.

25. **TERMINATION:** This Agreement shall terminate upon expiration of the term; upon the expiration of SIXTY (60) days after delivery of written notice to terminate by either party which notice may be with, or without cause; or upon termination of the MOU Agreement.

Upon termination of this Agreement, as set forth in either this Section or Sections stated herein, all rights of LICENSEE to occupy the Property and RHD Quarantine Building shall cease, and LICENSEE shall quietly and peacefully deliver to COUNTY possession and interest in the Property and RHD Quarantine Building including all fixtures, furniture and equipment previously donated by LICENSEE for the purposes of the RHD Quarantine Building. LICENSEE will have the right to remove all furniture and equipment owned by the LICENSEE, if LICENSEE chooses not to donate it to COUNTY.

26. **DESTRUCTION:** If the Property and/or RHD Quarantine Building is partially or totally destroyed by fire or other casualty, this Agreement, at the option of LICENSEE, shall terminate. If LICENSEE chooses to terminate the Agreement then LICENSEE, at COUNTY'S option, shall remove all of LICENSEE'S structures and equipment from the Property and/or RHD Quarantine Building and shall return the Property and/or RHD Quarantine Building to its original condition as near as is practical.

27. **AGENCY DISCLOSURE:** LICENSEE acknowledges that the COUNTY is not its agent

in this transaction nor does it provide legal representation to LICENSEE. LICENSEE has had the opportunity to consult with its own attorneys regarding this Agreement. COUNTY is neither the agent for LICENSEE nor a dual agent in this transaction and has not provided legal advice to LICENSEE.

28. **SURRENDER OF PREMISES:** Upon termination of this Agreement, LICENSEE shall vacate and surrender possession of, and any claim to the Property and RHD Quarantine Building, leaving it in good condition, except for ordinary wear and tear.

29. **CAPTIONS:** The title or headings to the sections of this Agreement are not a part of this Agreement, and shall have no effect upon the construction or interpretation of any part hereof.

30. **SEVERABILITY:** If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

31. **CERTIFICATION OF SIGNATORY:** The signatories of this Agreement and each of them represent and warrant that they are authorized to execute this Agreement and that no additional signatures are required to bind COUNTY and LICENSEE to its terms and conditions or to carry out duties contemplated herein.

32. **EXECUTION IN COUNTERPARTS:** This Agreement may be executed in any number of counterparts and each such counterpart shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.”

33. **ENTIRE AGREEMENT:** The parties to this Agreement intend that their negotiations, conversations and statements made prior to execution of this Agreement are fully integrated and expressed herein, and no such negotiations, conversations, and statements shall be deemed to create rights or obligations other than those stated herein.

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Project: BUNS RHD Quarantine Building at
County Animal Shelter
APN: 071-220-032
Folio: 003825
Agent: CS

IN WITNESS WHEREOF, COUNTY and LICENSEE have executed this Agreement by the respective authorized representatives as set forth below to be effective as of the date executed by COUNTY.

“LICENSEE”

BUNNIES URGENTLY NEEDING
SHELTER

By: 
Kimmy Swan, President

“COUNTY”

COUNTY OF SANTA BARBARA

By: *Janette D. Pell*
Janette D. Pell, Director
General Services Department


(On behalf of the Santa Barbara County
Board of Supervisors pursuant to County
Code Chapter 12A)

8/6/2020 | 11:49 AM PDT
Date: _____

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Scott Greenwood
Deputy County Counsel

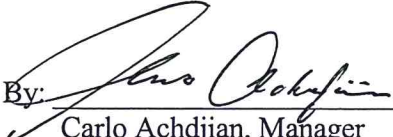
RECOMMEND FOR APPROVAL:

By: 
Van Do-Reynoso, Director
Public Health Department

APPROVED:

Ray Aromatorio, Date: 2020.08.05
By: Risk Manager 08:52:05 -04'00'
Ray Aromatorio, ARM, AIC
Risk Manager

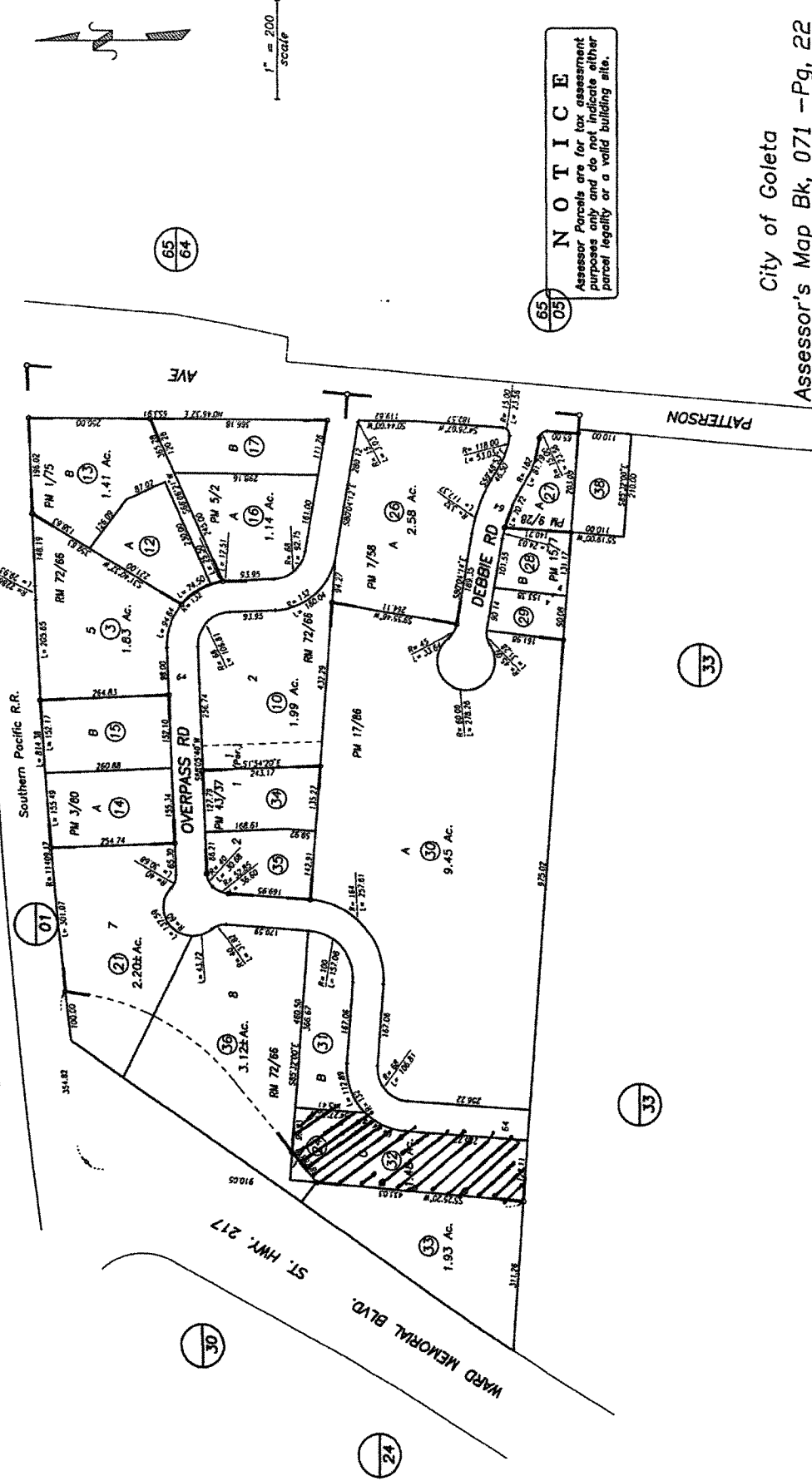
APPROVED:

By: 
Carlo Achdjian, Manager
Real Property Division

071-22

POR. RANCHO LA GOLETA

U.S. HWY 101



NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

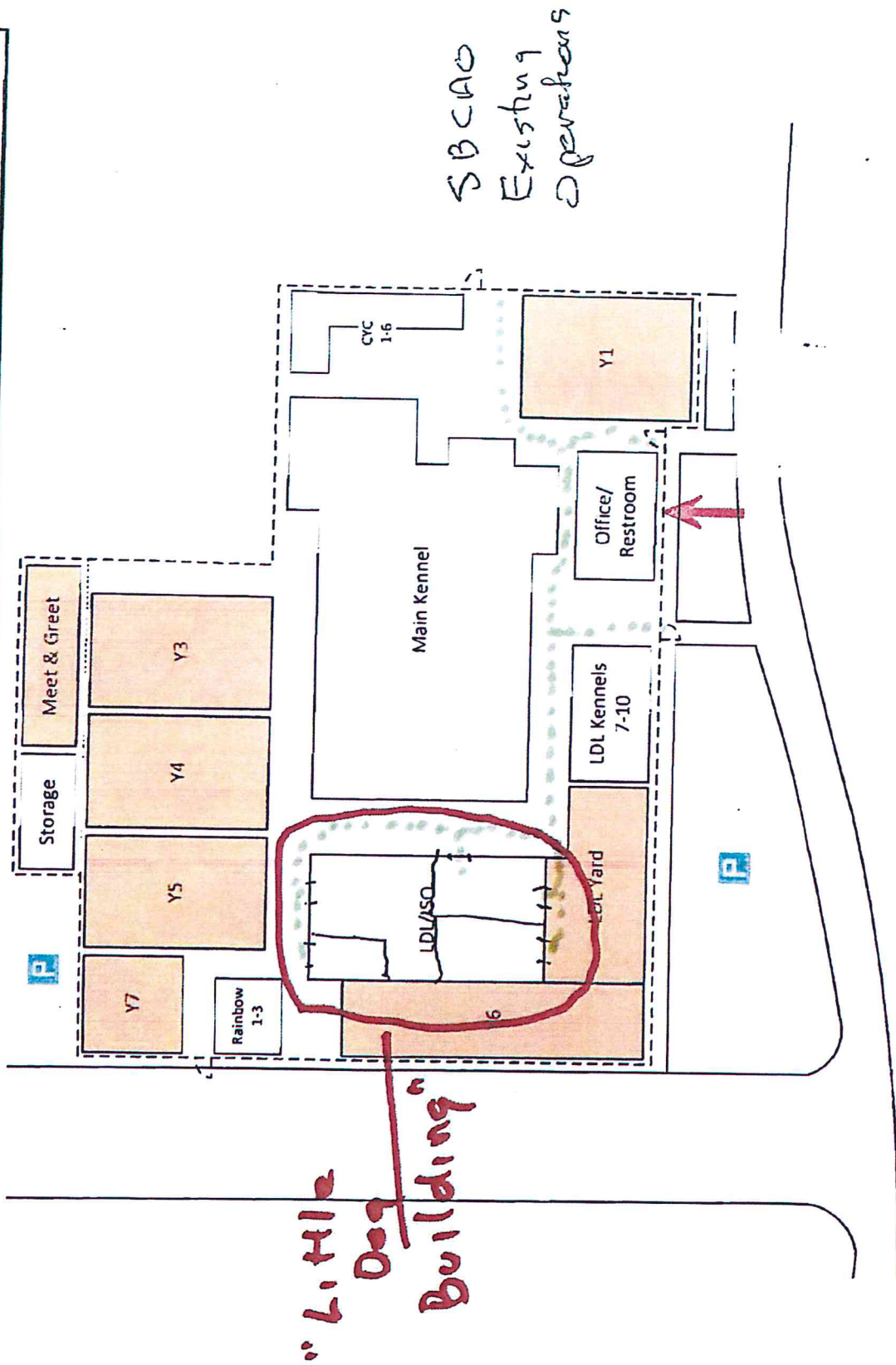
City of Goleta
 Assessor's Map Bk, 071 -Pg, 22
 County of Santa Barbara, Calif.

07/02 37-39 Intb 330-12, 13

03/11/1964 R.M. Bk. 72 , Pg. 66-68 , Tract 10,338

EXHIBIT "A"

Dog Adoption & Welfare Group (DAWG)
5480 Overpass Road, Santa Barbara, CA 93111
Site Overview 3/32"=1'0"
10/2/2019



"Little Dog Building"

SBCAO
Existing
Operations

EXHIBIT "B"