



**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

Submitted on:
(COB Stamp)

Department Name: General Services &
Information Technology

Department No.: 063, 067

Agenda Date: 02/24/2026

Placement: Administrative Agenda

Estimated Time: N/A

Continued Item: No

If Yes, date from: N/A

Vote Required: Majority

DS
KLL

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CC

TO: Board of Supervisors

FROM: Department Director(s): Kirk A. Lagerquist (GS); Chris Chirgwin (CIO-IT)

Contact: Ted Teyber, Assistant Director, Real Property

**SUBJECT: Sublease Agreement with New Cingular Wireless PCS, LLC (AT&T),
Rincon Peak Communications Facility, 10151 Ocean View Road, Ventura, CA;
Ventura County APN# 060-0-030-040 (RP File No.: 003020).**

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

- a) Approve, adopt and authorize the Chair to execute the attached Sublease Agreement between the County and New Cingular Wireless PCS, LLC (AT&T), (collectively "AT&T"), for AT&T's continued operation and maintenance of an existing telecommunications facility on a portion of the County-owned property know as Rincon Peak Communications Facility, located at 10151 Ocean View Road, in Ventura, CA 93001 also known as Ventura County Assessor's Parcel Number 060-0-030-040 (VC-First District) for a five (5) year term, with two (2) options to extend the Sublease for five (5) years each, at an annual base rent of Thirty-Eight Thousand One Hundred Dollars (\$38,100.00); and
- b) Determine that the proposed action of approving AT&T's continued Sublease, operation, and maintenance of the wireless communication facility is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Sections 15301, "Existing Facilities". This is a categorical exemption that includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption involves negligible or no expansion of the previous site's use.

Summary Text:

This item is being brought before the Board of Supervisors requesting the Board’s approval and execution of a new Sublease Agreement between the County of Santa Barbara and AT&T at Rincon Peak Communication Facility to allow AT&T to continue to operate, and maintain a telecommunications facility on a portion of the County-leased property known as Rincon Peak, located at 10151 Ocean View Road, Ventura, CA 93001 (“Property”). AT&T and its predecessor have operated and maintained an existing telecommunications facility at the Rincon Peak Property since 1995.

This location is currently used by Santa Barbara County’s Public Safety Network (PSRN) to enhance communication in the Carpinteria and Summerland areas.

Discussion:

AT&T has requested a new five (5) year Sublease with two five (5) year options to extend the Sublease at Rincon Peak to upgrade its infrastructure to a 5G network from the outdated 4G network. While this is a new Sublease, AT&T has operated on this site since 1995.

Background:

The County of Santa Barbara has leased Property on Rincon Peak from Coast Ranch Family, LLC since 1995 to construct, operate, and maintain a PSRN site on the Property. The County is currently under lease with Coast Ranch Family, LLC for 4,000 square feet of land until 2045.

AT&T and its predecessor have operated and maintained an existing telecommunications facility at Rincon Peak Property since 1995, collocated on the PSRN tower. The wireless telecommunications facility effectively provides capacity, coverage, and high-speed data delivery to meet the community's needs, collocated with other cell providers at Rincon Peak.

The facility is located on a portion of 40 acres, on the hillside north of the Ventura County Highway 101 at the Seacliff exit.

Fiscal and Facilities Impacts:

This Sublease Agreement will allow AT&T to continue operating the facility for an initial term of five (5) years, commencing September 1, 2025, with an option to extend two (2) additional terms of five (5) years each. The annual base rent will be Thirty-Eight Thousand One Hundred Dollars (\$38,100.00) with an annual cost-of-living adjustment of four percent (4%). If all renewal terms are extended, the total rent paid during the term of this Sublease will be \$762,898.69.

The annual rent is budgeted into Fund 1919, Dept 067, Program 0673100, LIAcct RC-3409, Cost Center 67100, Project 003020. There will be no other fiscal or facilities impacts.

Key Contract Risks

The Sublease provides that the Sublessee shall comply with all non-interference rules of the Federal Communications Commission (FCC), including radio frequency (RF) interference. Lessee shall be responsible for the radio frequency (RF) safe monitoring of all persons in the vicinity of the site/facility to ensure that those persons are not exposed to radio frequency (RF) levels that exceed the maximum exposure limits determined by the Federal Communications Commission (FCC).

Special Instructions:

After Board action, distribute as follows:

- 1. Original Sublease Agreement Clerk of the Board Files

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2. Copy of Sublease Agreement and Minute Order

dhambleton@countyofsb.org;
onrodriguez@countyofsb.org;

Attachments:

Attachment A – Original Sublease Agreement

Contact Information:

Debbie Hambleton
Real Property Agent
dhambleton@countyofsb.org