

Project: Verizon at Transfer Station  
APN: 059-140-023 (Portion)  
Folio: 002398  
Agent: JJS

**LEASE AGREEMENT**  
**VERIZON WIRELESS**  
(SB Transfer Station)

**THIS LEASE AGREEMENT** is made by and between the

COUNTY OF SANTA BARBARA,  
a political subdivision of the State of California,  
hereinafter referred to as "COUNTY,"

and

GTE MOBILNET of SANTA BARBARA, Limited  
Partnership, a Delaware limited partnership doing business  
as Verizon Wireless, by Cellco Partnership, its general  
partner, hereinafter referred to as "LESSEE,"

with reference to the following:

**WHEREAS**, COUNTY is the owner of that certain real property located in the County of Santa Barbara commonly known as the Transfer Station (hereinafter "Transfer Station"), which property is located on Calle Real between Turnpike and El Sueno Roads in Santa Barbara, and is more particularly described as Assessor's Parcel Number 059-140-023 which property is used for the purposes of processing waste and refuse (hereinafter "Property") and is shown as the diagonally slashed area of Exhibit "A", attached hereto and incorporated herein by reference; and

**WHEREAS**, LESSEE currently operates and maintains a wireless communication network inside and outside the boundaries of Santa Barbara County; and

**WHEREAS**, LESSEE has been operating a telecommunications facility on a portion of said Property since 1987;

**WHEREAS**, LESSEE's Lease Agreement expired on July 31, 2007, and pursuant to that certain Letter of Understanding dated July 20, 2007, LESSEE is in holdover status pending County Planning approval of LESSEE's redesign of its facility; and

WHEREAS, LESSEE desires to enter into a new lease agreement (hereinafter "Agreement"), with the COUNTY to continue occupying and using a portion of said Property for a wireless communication facility subject to the terms and conditions contained herein.

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

1. **ADMINISTRATION AND ENFORCEMENT:** The provisions of this Agreement shall be administered and enforced for the COUNTY by the COUNTY'S Department of General Services.

2. **LEASED AREA:** COUNTY hereby leases to LESSEE and LESSEE hereby takes from COUNTY the specific portion of the Property currently occupied by LESSEE'S existing wireless communication facility together with new pole-mounted antennas to be installed (hereinafter "Site") as shown on Exhibit "B", attached hereto and incorporated herein by reference.

3. **ACCESS TO THE SITE:** LESSEE shall be allowed to access the Site during the normal operating hours of the Transfer Station. LESSEE shall only access the Site on the access road marked on the architectural plans attached hereto as Exhibit "C" and by reference made a part hereof. For any other required access (emergency situations and equipment failure excepted), LESSEE shall give reasonable notice, which shall be defined as five (5) business days, to the COUNTY'S Real Property Manager prior to gaining access to the Site. In the event emergency or equipment failure access is required, LESSEE may access the Site and shall immediately notify the COUNTY'S Real Property Manager at (805) 568-3078. COUNTY shall not be responsible for maintaining the access road to the Site.

COUNTY shall not be liable to LESSEE for lack of access to the Site as a result of natural causes. However, in the event that the Site becomes inaccessible as a result of natural causes, COUNTY shall to the extent necessary cooperate with LESSEE to restore access in a timely fashion.

LESSEE shall comply with all applicable COUNTY security programs and policies that are part of the County's governing ordinance or otherwise provided in writing to LESSEE.

4. **PURPOSE AND USE:** LESSEE shall use the Site to construct, maintain, repair, alter, replace and/or remove or have constructed, maintained, repaired, altered, replaced, and/or removed all or any portion of LESSEE'S wireless communication facility, including but not limited to, the equipment shelter, radio equipment, antenna support structures, antennas, utility conduits, poles, wires, anchors, guys, and all other appurtenant equipment and operations approved by COUNTY which are incidental thereto and necessary to operate and maintain LESSEE'S wireless communication facility (hereinafter "Facility"), and to transmit and receive communication signals in any and all frequencies which do not interfere with other wireless communications existing as of the date of this Agreement, and for all purposes incidental thereto. LESSEE shall be responsible for supplying, installing and maintaining all power and utilities for the Site.

LESSEE'S use of the Site shall conform to the equipment and antenna specifications described in Exhibit "D", attached hereto and by reference made a part hereof. LESSEE shall

comply with land use and building permit requirements of the Santa Barbara County Planning Department. LESSEE shall not expand its use of the Site beyond the scope of said specifications nor use the Site for any other purposes without the express written approval of the COUNTY'S Real Property Manager, at the address of 1105 Santa Barbara Street, Santa Barbara, CA 93101 and comply with all requirements of any and all permits. It is understood and agreed to by each party that LESSEE shall have the right to make changes to and replacements of equipment which are of a substantially similar or "like-kind" nature without having to obtain the approval of COUNTY, provided such changes do not alter the square footage of the lease area of the Site nor change the visual impact of LESSEE'S Site and Facility. LESSEE shall notify COUNTY in writing of any such changes made to LESSEE'S Facility without COUNTY'S consent.

5. **TERM:** The term of this Agreement shall commence on August 1, 2008 (hereinafter "Commencement Date") and will be for a period of five (5) years, which shall terminate on July 31, 2013, unless sooner terminated as hereinafter provided.

6. **EXTENSION AND RENEWAL OF LEASE:** In the event this Agreement has not otherwise been terminated and LESSEE is not in default (after expiration of all cure periods) at the end of the above-referenced term, then such term shall automatically be extended for three (3) additional terms of five (5) years, unless LESSEE terminates the Agreement at the end of the then-current term by giving COUNTY written notice of intent to terminate at least six (6) months prior to the end of the then-current term.

The three (3) additional terms of five years each shall be for the following periods:

First 5-year renewal: August 1, 2013 through July 31, 2018

Second 5-year renewal: August 1, 2018 through July 31, 2023

Third 5-year renewal: August 1, 2023 through July 31, 2028

In the event of any such extensions the rent shall be calculated as per Section 8, **RENT**, or such other basis as the parties may then agree.

7. **SECURITY DEPOSIT:** A deposit in the amount of FIVE THOUSAND DOLLARS (\$5,000.00) shall be due to COUNTY within thirty (30) days of the Commencement Date (hereinafter "Security Deposit"). COUNTY shall have the right to use monies from this Security Deposit to make any repairs or equipment removal not made by LESSEE for which LESSEE is otherwise obligated to make and to restore the Site in the event LESSEE does not properly do so according to its obligations as set forth in Section 13, **ABANDONMENT OF SITE/DISPOSITION OF PERSONAL PROPERTY**, Section 17, **MAINTENANCE AND REPAIR**, or Section 35, **SURRENDER OF PREMISES**, herein. In the event that, during the course of this Agreement, COUNTY is required to use a portion of the Security Deposit to make repairs, then LESSEE shall, within thirty (30) days of such repair and LESSEE'S receipt of COUNTY'S written notice to reimburse COUNTY, thereafter reimburse the Security Deposit monies used by COUNTY in connection with the repairs. At the expiration or earlier termination of this Agreement, COUNTY shall release the Security Deposit, less any costs related to repair or equipment removal, if any, within thirty (30) days of receipt of LESSEE'S written notice in accordance with the terms of Section 35, **SURRENDER OF PREMISES**, herein.

8. **RENT:** The base annual rent payable by LESSEE to COUNTY during the first year of this Agreement shall be TWENTY FOUR THOUSAND DOLLARS and 00/100 (\$24,000.00) lawful money of the United States of America due on the Commencement Date of this Agreement. The base annual rent for the first year shall be prorated based on a 365-day period from the Commencement Date through July 31, 2009.

Thereafter, payments shall be made annually, in advance, on or before August 1st of each and every calendar year beginning in the year 2009. Rent due for any period during the term which is for less than one (1) calendar year shall be prorated based upon a three hundred sixty-five (365) day year. The annual rent shall be subject to adjustment as set out in Section 9, **COST OF LIVING ADJUSTMENT**, below. If rent is not paid ten (10) days after the date due (the Commencement Date or any anniversary thereof), LESSEE shall pay the interest accrued on the unpaid balance at ten percent (10%) per annum from the date it became due until it is paid.

Rental payments shall be made payable to "County of Santa Barbara" and sent to COUNTY at the address as stated in Section 26, **NOTICES**, herein below.

9. **COST OF LIVING ADJUSTMENT:** Beginning on August 1, 2009, and on each and every anniversary of this date, the base annual rent provided in Section 8, **RENT**, above shall be subject to a Cost of Living Adjustment and shall be increased from the annual rent payable during the immediately preceding year of the lease term by four percent (4%).

10. **SITE SUITABILITY:** LESSEE has investigated the Property and the Site and has determined that they are suitable for LESSEE'S intended operations, and therefore, LESSEE hereby accepts, by way of executing this Agreement, the Site in its existing condition.

**LESSEE ACKNOWLEDGES THAT, EXCEPT AS STATED HEREIN, INCLUDING BUT NOT LIMITED TO LESSEE'S UTILITY INSTALLATION REFERENCED IN SECTION 15 HEREOF, COUNTY HAS MADE NO REPRESENTATIONS OR WARRANTIES ABOUT THE CONDITION OF THE PROPERTY OR SITE, OR THE SUITABILITY OF SAME FOR THE INTENDED USE BY LESSEE.**

11. **CONSTRUCTION OF THE FACILITY AND FUTURE ALTERATIONS:** Immediately after the execution of this Agreement, a pre-construction meeting for the Facility will be scheduled with COUNTY, through the Real Property Manager, at the Site to review project procedures, designation of project and/or construction managers, and project scheduling. LESSEE shall submit to the Real Property Manager periodic status reports indicating description of finished work and milestones.

Upon compliance with all required permitting, construction of the Facility, at LESSEE'S sole expense, shall begin promptly after the Commencement Date and shall be pursued expediently to completion. Copies of the required Land Use Permit(s) and Building Permit(s) are attached hereto and by reference made a part hereof as Exhibits "E" and "F", respectively.

LESSEE shall install and construct the Facility in accordance with Exhibits "C", "E" and "F", and LESSEE acknowledges that compliance of the construction of its Facility may be administered by COUNTY'S Planning and Development Department and/or Building and Safety Division. LESSEE shall give COUNTY no less than ten (10) days written notice prior to the

commencement of any installation or construction work in, on, or about the Site, with the exception of regular maintenance, minor repair visits and emergency work, and shall keep the Property and Site free and clear of liens for labor and materials by or on behalf of LESSEE.

Any work done by LESSEE or its agents on or around the Site during the construction of LESSEE'S Facility shall conform to the construction schedule described in Exhibit "G", attached hereto and by reference made a part hereof. LESSEE shall, during all phases of construction, have a designated representative present on the Site to monitor construction and ensure compliance with the aforementioned work plan. In addition, COUNTY, through its General Services Department, may, at its option, have a designated representative on Site who, during all phases of construction, shall have the right to suspend and/or terminate any and all phases of such construction that do not substantially comply with Exhibit "C," "D," "E," or "F". The construction and installation to be done hereunder shall be scheduled and executed at such time and in such a way as to cause, to the extent reasonably feasible, the least inconvenience to the COUNTY, its officers, agents, and employees and with proper consideration for the rights of other COUNTY tenants, vendors, contractors and public.

Upon completion of the installation and construction of the Facility, a post-construction meeting for final inspection will be scheduled with COUNTY, through the Real Property Manager, at the Site for final inspection of completed work.

In the event that LESSEE wishes during the installation and construction or in the future to alter or improve the Site in additional ways not anticipated by this section or by Section 14.D herein, LESSEE shall obtain the advance written approval from the County Architect and COUNTY'S General Services Department Real Property Manager, which approval shall not be unreasonably withheld, and comply with all requirements of any permits. COUNTY, in its role as proprietor of the Property, shall use its best efforts to respond in a timely manner to LESSEE'S request to alter or improve the Site.

The requirements relating to construction set forth herein are those of COUNTY as landowner and not as a governmental entity. Nothing in this Agreement shall be construed to entitle LESSEE to undertake construction of the Facility nor additional future improvements without complying with all permitting required by COUNTY in its governmental capacity.

COUNTY warrants that it has the right and the ability to enter into this Agreement on the subject Property.

12. **TITLE TO FACILITY:** During the term of this Agreement, title to the Facility shall vest with LESSEE. Upon expiration of the term of this Agreement (or any extension thereof), or earlier termination as provided herein, at COUNTY'S option, title to the Facility and utility conduits, except as stated below, shall pass to COUNTY and LESSEE shall execute whatever documents are reasonably requested by COUNTY to evidence such passing of title. COUNTY further acknowledges and agrees that in the event COUNTY is permitted and does exercise such election, COUNTY shall take possession of the Facility and utility conduits in their then "as-is" condition, without any representation or warranty by LESSEE as to their fitness for a particular purpose, and LESSEE shall thereafter have no further liability for same. For purposes of this Section 12, **TITLE TO FACILITY**, radios, radio cabinet equipment, antennas, and other similar electronic equipment and any antenna structures (hereinafter "LESSEE'S Owned Facilities") shall not be a part of the Facility, and LESSEE shall retain title to such.

13. **ABANDONMENT OF SITE/DISPOSITION OF PERSONAL PROPERTY:**

LESSEE shall not abandon, vacate, or surrender the Site at any time during the term of this Agreement and if LESSEE does abandon, vacate, or surrender said Site, any personal property belonging to LESSEE and left on the Site more than sixty (60) days after such abandonment, vacation or surrender shall be deemed abandoned at the option of the COUNTY, and title to such shall pass to COUNTY. This provision shall also apply to personal property left after the termination or other expiration of this Agreement and any applicable removal periods as described in Section 35, SURRENDER OF PREMISES. Notwithstanding the foregoing, COUNTY acknowledges that the Facility will be operated as an unmanned facility.

14. **NONINTERFERENCE:**

A. Property. LESSEE agrees not to use, nor permit those under its control, including, but not limited to, its employees, tenants, LESSEE'S invitees, agents and/or contractors, to use any portion of the Property, Site, or the Facility in any way which interferes with the non-telecommunications use of the Property by COUNTY. Such interference shall be deemed a material breach, and in the event of such interference caused by LESSEE, LESSEE shall terminate said interference promptly upon receipt of written notice from COUNTY. In the event LESSEE fails to stop such interference within forty-eight (48) hours after receipt of such notice, LESSEE shall cease operation of the Facility or remove the interfering equipment until such interference is eliminated.

B. Telecommunications. LESSEE shall meet and comply with all non-interference rules of the Federal Communications Commission (hereinafter "FCC"). Subject to LESSEE'S rights hereunder, LESSEE shall not use, nor shall LESSEE permit its employees, invitees, agents or any others under its control to use the Property or Site in any way which materially interferes with the operations of other telecommunications users on the Property as of the date of execution of this Agreement, nor shall LESSEE at any time after the Commencement Date of this Agreement change the operations of its Facility or alter its Facility in such a manner which causes material interference to COUNTY or any other then-existing users or tenants on the Property as of the date of the change or alteration to the Facility. Such interference shall be deemed a material breach, and in the event of such interference caused by LESSEE, LESSEE shall terminate said interference promptly upon notice from COUNTY. In the event LESSEE fails to stop such interference within forty-eight (48) hours after receipt of such notice, LESSEE shall cease operation of the Facility or remove the interfering equipment until such interference is eliminated. COUNTY agrees that any other tenants of the Property who currently have or in the future take possession of the Property will not be permitted to install new or additional equipment that causes interference to the operation of LESSEE's facility as of the date of such installation, provided LESSEE is in compliance with this Section.

C. Emergency. In the event of an emergency which threatens bodily harm and involves COUNTY in its governmental capacity and the powering down of LESSEE'S Facility is required to respond to such emergency, COUNTY may require LESSEE to power down its operations at the Site without LESSEE'S consent. COUNTY shall use its best efforts to notify LESSEE as soon as possible of said emergency and COUNTY'S intent to require LESSEE to terminate its operations.

COUNTY shall cooperate with LESSEE in the restoration of use when COUNTY has determined, in COUNTY'S sole and reasonable discretion that the emergency has ended.

D. Equipment Modification. LESSEE shall obtain the written consent of COUNTY, which shall not be unreasonably withheld, conditioned, or delayed, prior to any proposed change in LESSEE'S use of the Site beyond the scope of said specifications in Exhibit "D"; including but not limited to antenna transmission, location or size of the Facility. Notwithstanding the preceding sentence, LESSEE, upon notice to COUNTY, may modify or upgrade its equipment and antennas, so long as such alterations do not increase their level of transmission beyond levels allowable under applicable law, or change exterior location or size, or otherwise exceed the limits set forth in Section 4, PURPOSE AND USE, or in Exhibit "D" of this Agreement; without the written consent of COUNTY, which shall not be unreasonably withheld, conditioned, or delayed. LESSEE may remove its radio equipment, antennas, cabling, back up batteries and related equipment at any time.

E. Relocation. COUNTY reserves the one-time right to reasonably designate a new location for LESSEE'S Facility and to move said Facility elsewhere on the Property, provided that COUNTY shall give LESSEE written notice of its request to relocate LESSEE'S Facility and shall bear the sole expense of said relocation. The relocation of LESSEE'S Facility shall be done in accordance with the following terms:

- (i) The work and labor to relocate LESSEE'S Facility shall be done exclusively by LESSEE or its designated agents. The relocation of LESSEE'S Facility shall not result in any interruption of the communications service provided by LESSEE from the Property. The relocation of LESSEE'S Facility shall not impair, or in any manner alter, the quality of communications service provided by LESSEE from the Property. The relocation shall include new access and utility routes as reasonably required by LESSEE'S use of the new location of LESSEE'S Facility. The relocation of LESSEE'S Facility shall be done in accordance with the terms and conditions contained in paragraphs (ii), (iii) and (iv) below.
- (ii) COUNTY will exercise its right to relocate LESSEE'S Facility by delivering written notice to LESSEE. In the notice, COUNTY will propose an alternate site on the Property to which LESSEE may relocate its Facility. LESSEE will have sixty (60) days from the date it receives the notice to evaluate the alternate site. If LESSEE fails to approve of the alternate site within the 60-day period or fails to request an extension of the review period in writing, then LESSEE will be deemed to have approved such proposed relocation. If LESSEE disapproves of the alternate site, then COUNTY, if practicable, may thereafter propose a new alternate site or a choice of alternate sites by notice to LESSEE in the same manner described above. LESSEE will then have the option to choose one of the new alternate sites within 60 days from the date LESSEE receives notice of the new alternate site, or if none of the alternate sites enable LESSEE to continue its operations in a manner consistent with its operations at the original location of the Site, LESSEE may

terminate this Agreement by providing COUNTY with 30-day written notice. Any relocation site which COUNTY and LESSEE agree upon in writing is hereinafter referred to as the "Relocation Site". Within thirty (30) days after LESSEE has accepted the Relocation Site, LESSEE shall submit its application for any applicable permits for the Relocation Site and pursue permits expediently until obtained. LESSEE will have a period of ninety (90) days after obtaining its permits for the Relocation Site to relocate LESSEE'S Facility to the Relocation Site and cease operations at the previous Site.

- (iii) During the relocation of LESSEE'S Facility to the Relocation Site, LESSEE shall be allowed to install a temporary facility on COUNTY'S Property in a location approved by COUNTY, which approval shall not be unreasonably withheld or unreasonably conditioned. Upon completion of the Relocation Site, LESSEE shall promptly remove its temporary facility.
- (iv) Upon relocation of LESSEE'S Facility, or any part thereof, to the Relocation Site, this Agreement shall be amended to show the new location. Each party hereby agrees that the Relocation Site (including the access and utility right of way) may be surveyed by a licensed surveyor at the sole cost of LESSEE and such survey shall be included in the lease amendment and become a part thereof and control in describing the Site. Except as expressly provided in this subsection, both parties hereby agree that in no event will the relocation of LESSEE'S Facility under the provisions of Section 14.E, or any part thereof, affect, alter, modify or otherwise change any of the terms and conditions of this Agreement.

15. **UTILITY CHARGES:** LESSEE, upon obtaining the required permits and approvals, shall have the right to install and maintain the necessary mains and ancillary equipment required to bring utility service to the Site and Facility, as described and depicted in Exhibit "C", at its sole cost and expense. All accounts for such utilities shall name LESSEE as the responsible party.

LESSEE shall be responsible for supplying and maintaining all power and utilities for the Site and Facility. LESSEE shall pay when due all charges for utilities used by LESSEE.

LESSEE shall have the right to hook up to COUNTY'S water meter service for the purpose of providing irrigation to the landscape plantings shown on LESSEE'S architectural plans; provided that LESSEE shall pay a utility use fee to COUNTY in the sum of FOUR HUNDRED AND 00/100 DOLLARS (\$400.00) on an annual basis, such fee to be due and payable on the date Rent is due.

16. **TAXES AND ASSESSMENTS:** This Agreement may confer a possessory interest on LESSEE and LESSEE shall pay and discharge any and all property taxes and/or assessments, including special assessments and possessory interest taxes, if any, which, due to LESSEE'S Facility may be levied upon said Property, Facility and/or Site during the term of this Agreement.



17. **MAINTENANCE AND REPAIR/GRAFFITI REMOVAL:** LESSEE agrees at its sole expense to keep in good maintenance and repair, reasonable wear and tear excepted, the Site and Facility. If LESSEE delays in making any repairs so that it becomes necessary for COUNTY, for sake of the operation of the Property, to make such repairs, then COUNTY shall, after providing the notice required, have the right to do so and use monies from the Security Deposit to pay the cost of such repairs. COUNTY shall not have any responsibility to maintain the Site or Facility.

LESSEE shall, within twenty (20) days after receipt of notice from COUNTY, perform maintenance and repair and remove or have removed graffiti from the Facility and Site at its sole expense.

18. **ASSIGNMENT/SUBLEASE/HYPOTHECATION:** LESSEE shall not assign, license, or sublease the Site or any part thereof or any right or privilege appurtenant thereto without COUNTY'S written consent which consent shall not be unreasonably withheld.

LESSEE shall not mortgage, pledge, hypothecate, or encumber the Property, the Site, or any interest therein, including without limitation its leasehold; nor shall LESSEE mortgage, pledge, hypothecate, or encumber any improvements placed upon the Property or Site whether such improvement is placed thereon before or after the date of execution of this Agreement.

Any attempt to assign, license, sublease, mortgage, pledge, hypothecate or in any other way encumber LESSEE'S rights under this Agreement or LESSEE'S interest in the Site without COUNTY'S consent shall be void and without legal effect.

Notwithstanding the above, upon written notification to COUNTY, LESSEE may assign this Agreement to its parents, partners, or affiliates, or to an entity that purchases all or substantially all of LESSEE'S assets in the FCC market in which the Property is located provided, however, that LESSEE remains surety for the performance of its assignee.

19. **SUCCESSORS IN INTEREST:** This Agreement and the covenants contained herein shall be binding upon and inure to the benefit of the respective parties, their heirs, personal representatives, successors and assigns and to any organization into which LESSEE may be merged.

20. **INDEMNIFICATION:** LESSEE shall defend, indemnify, and save harmless COUNTY, its officers, agents, and employees, from any and all claims, demands, damages, costs, expenses (including reasonable attorney's fees), judgments, or liabilities arising out of this Agreement or occasioned by the performance or attempted performance of the provisions hereof by LESSEE; including, but not limited to, any act or omission to act on the part of LESSEE or its agents or employees or other independent contractors directly responsible to LESSEE; except those claims, demands, damages, costs, expenses (including reasonable attorney's fees), judgments or liabilities resulting from the sole negligence or willful misconduct of the COUNTY.

LESSEE shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement.

21. **INSURANCE:** Without limiting the LESSEE'S indemnification of the COUNTY, LESSEE shall procure the following required insurance coverages at its sole cost and expense. All

insurance coverages are to be placed with insurers which (1) have a Best's rating of no less than A: VII, and (2) are admitted insurance companies in the State of California. All other insurers require the prior approval of the COUNTY. Such insurance coverage shall be maintained during the term of this Agreement. Failure to comply with the insurance requirements shall place LESSEE in default. Upon request by COUNTY, LESSEE shall provide certified copies of any insurance policy to COUNTY within ten (10) working days.

A. Workers' Compensation Insurance. Statutory Workers' Compensation and Employers Liability Insurance shall cover all LESSEE'S staff while performing any work incidental to the performance of this Agreement. The policy shall provide that no cancellation, or expiration or reduction of coverage shall be effective or occur until at least thirty (30) days (ten (10) days for non-payment) after receipt of such notice by COUNTY. In the event LESSEE is self-insured, it shall furnish a copy of Certificate of Consent to Self-Insure issued by the Department of Industrial Relations for the State of California. This provision does not apply if LESSEE has no employees as defined in Labor Code Section 3350 et seq. during the entire period of this Agreement and LESSEE submits a written statement to the COUNTY stating that fact.

B. General and Automobile Liability Insurance. The general liability insurance shall include body injury, property damage and personal injury liability coverage, shall afford coverage for all premises, operations, products and completed operations of LESSEE and shall include contractual liability coverage sufficiently broad so as to include the insurable liability assumed by the LESSEE in the indemnity and hold harmless provisions of the Indemnification Section of this Agreement between COUNTY and LESSEE. The automobile liability insurance shall cover all owned, non-owned, and hired motor vehicles that are operated on behalf of LESSEE pursuant to LESSEE'S activities hereunder. LESSEE shall require all subcontractors to be included under its policies or furnish separate certificates or endorsements to meet the standards of these provisions by each subcontractor. COUNTY, its officers, employees, and agents shall be included as Additional Insured status on any policy required under this subparagraph B. A cross liability clause, or equivalent wording, stating that coverage will apply separately to each named or additional insured as if separate policies had been issued to each shall be included in the policies. A blanket additional insured endorsement evidencing that the policy has been changed to reflect the Additional Insured status must be attached to the certificate of insurance. The limit of liability of said policy or policies for general and automobile liability insurance shall not be less than \$1,000,000 per occurrence and \$2,000,000 in aggregate (with respect to the general liability policy).

Said policy or policies shall include severability of interest or cross liability clause or equivalent wording. Said policy or policies shall contain a provision to the effect of:

*“Such insurance as is afforded by this policy shall be primary as relates to LESSEE'S operations and if the COUNTY has other valid and collectible insurance, that other insurance shall be excess and noncontributory in this respect.”*

If the policy providing liability coverage is on a 'claim-made' form, the LESSEE is required to maintain such coverage for a minimum of three years following completion of the performance of the provisions of this Agreement. Said policy or policies shall provide that the COUNTY shall be

given thirty (30) days written notice prior to cancellation or expiration of the policy or reduction in coverage.

LESSEE shall submit to the office of the designated COUNTY representative certificate(s) of insurance documenting the required insurance as specified above prior to this Agreement becoming effective. COUNTY shall maintain current certificate(s) of insurance at all times in the office of the designated COUNTY representative as a condition precedent to any payment under this Agreement. Approval of insurance by COUNTY or acceptance of the certificate of insurance by COUNTY shall not relieve or decrease the extent to which the LESSEE may be held responsible for payment of damages resulting from LESSEE'S services of operation pursuant to the contract, nor shall it be deemed a waiver of COUNTY'S rights to insurance coverage hereunder.

Except for indemnification pursuant to Section 20, INDEMNIFICATION, and Section 23, ENVIRONMENTAL IMPAIRMENT, neither party shall be liable to the other, or any of their respective agents, representatives, and employees, for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

In the event the LESSEE is not able to comply with the COUNTY'S insurance requirements, COUNTY may, at their sole discretion and at the LESSEE'S expense, provide compliant coverage after COUNTY provides written notice to LESSEE regarding such non-compliance and gives LESSEE at least fifteen (15) business days to comply with such requirements.

The above insurance requirements are subject to periodic review by COUNTY. The COUNTY'S Risk Manager is authorized to change the above insurance requirements, with the concurrence of COUNTY COUNSEL, to include additional types of insurance coverage or higher coverage limits, provided that such change is reasonable based on changed risk of loss or in light of past claims against the COUNTY or inflation. This option may be exercised during any amendment of the Agreement that results in an increase in the nature of COUNTY'S risk and such change of provisions will be in effect for the term of the amended Agreement. Such change pertaining to types of insurance coverage or higher coverage limits must be made by written amendment to this Agreement. LESSEE agrees to execute any such amendment within thirty (30) days of acceptance of the amendment or modification.

22. **NONDISCRIMINATION:** LESSEE shall comply with COUNTY laws, rules and regulations regarding nondiscrimination as such are found in the Santa Barbara 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 therefore.

23. **ENVIRONMENTAL IMPAIRMENT:** LESSEE shall comply with all applicable laws, regulations, 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 of COUNTY.

Should any discharge, leakage, spillage, emission, or pollution of any type occur upon or from the Property, Facility or Site due to LESSEE'S use and occupancy, LESSEE shall clean all property affected to the satisfaction of COUNTY and any governmental body having jurisdiction therefore. LESSEE shall indemnify, hold harmless, and defend COUNTY from and against all liability, claim, cost, and expense (including without limitation any fines, penalties, judgments, litigation costs, reasonable attorney's fees, and consulting engineering and construction costs) incurred by COUNTY as a result of LESSEE'S breach of this section, or as a result of any such discharge, leakage, spillage, emission or pollution due to LESSEE'S use and occupancy, regardless of whether such liability, cost or expense arises during or after the term of this Agreement, except to the extent caused by the negligence or willful misconduct of COUNTY.

LESSEE agrees that during all maintenance on the Property by COUNTY, while following the procedures and guidelines set forth by the Occupational Safety and Health Administration (OSHA) and the FCC implementing the National Environmental Policy Act of 1969, when continuing transmission is deemed unsafe for COUNTY personnel due to radiation (based upon standards promulgated by a federal or state governmental authority having jurisdiction over LESSEE), the affected transmitters of LESSEE will be turned off until the unsafe condition no longer exists. The earliest practicable notice will be given to LESSEE using the information in Section 26, NOTICES.

24. **TOXICS:** LESSEE shall not manufacture or generate hazardous wastes on or in the Facility, Site, Property, or surrounding property unless specifically authorized by this Agreement. LESSEE shall be fully responsible for any hazardous wastes, substances or materials as defined under federal, state or local law, regulation, or ordinance that are manufactured, generated, used, placed, disposed, stored, or transported by LESSEE, its agents, employees, or designees on or in the Facility, the Site, Property, or surrounding property during the term of this Agreement and shall comply with and be bound by all applicable provisions of such federal, state, or local law, regulation, or ordinance dealing with such wastes, substances, or materials. LESSEE 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.

25. **COMPLIANCE WITH THE LAW:** LESSEE shall comply with all local, County, State, and Federal laws, rules, and regulations affecting the Site, Facility, or Property now or hereafter in effect.

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

COUNTY: County of Santa Barbara  
 General Services Department  
 Office of Real Estate Services  
 1105 Santa Barbara Street  
 Santa Barbara, CA 93101  
 (805) 568-3070

LESSEE: GTE Mobilnet of Santa Barbara, L.P.  
 d/b/a Verizon Wireless  
 180 Washington Valley Road  
 Bedminster, New Jersey 07921  
 Attn: Network Real Estate  
 (866) 862-4404

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 or refusal of delivery shall constitute the date of service. The telephone numbers included in this Section are for reference only and a phone call does not constitute official notice when such notice is required by this Agreement.

27. **DEFAULT:** Except as otherwise required herein, should LESSEE at any time be in material default hereunder with respect to any covenant contained herein, COUNTY shall give written notice to LESSEE specifying the particulars of the default and LESSEE 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 a non-monetary default shall reasonably take more than thirty (30) calendar days in which case LESSEE shall proceed with all due speed to cure the default and shall have a reasonable time to effectuate its cure.

28. **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 29, **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 LESSEE is the nondefaulting party, LESSEE may terminate the Agreement and surrender use of the Site.
- D. Where COUNTY is the nondefaulting party, COUNTY may terminate the Agreement and LESSEE shall vacate within sixty (60) days of written notice from COUNTY.

29. **WAIVER:** It is understood and agreed that any waiver, express or implied of any

term of this Agreement shall not be, nor construed to be a waiver of any subsequent breach of a like kind or of any other provision of this Agreement.

30. **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.

31. **TERMINATION:** This Agreement shall terminate and all rights of LESSEE shall cease and LESSEE shall quietly and peacefully deliver to COUNTY, possession and interest in the Site:

- A. Upon expiration or earlier termination of the Agreement as provided in Section 5, TERM; or
- B. Upon the failure of LESSEE to satisfy, observe or perform any of the covenants, conditions or reservations set forth in this Agreement and the expiration of the cure period as provided in Section 27, DEFAULT; or
- C. As provided in Section 32, DESTRUCTION; or
- D. In the event LESSEE is found to be in material non-compliance with Exhibits "C", "D", "E", "F" or "G" of this Agreement and such non-compliance is not resolved pursuant to Section 27, DEFAULT; or
- E. After making all reasonable and good faith efforts to obtain applicable certificates, permits and approvals, if any of LESSEE'S applications for applicable certificates, permits and other approvals issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority so that LESSEE will no longer be able to use the Site for its intended purposes or the LESSEE reasonably and in good faith determines that the Site is no longer technologically feasible for its intended use. Such termination shall be effective upon written notice to COUNTY in writing by certified mail, return receipt requested, and shall be effective upon receipt of such notice by COUNTY; provided, however, that LESSEE must provide COUNTY with 12 months written notice of its intention to terminate this Agreement for technological reasons.

32. **DESTRUCTION:** If the Facility or the Site is partially or totally destroyed by fire or other casualty, this Agreement, at the option of COUNTY, shall terminate.

33. **HOLDING OVER:** Should LESSEE occupy the Site after the expiration date of this Agreement or any extension thereof, with the consent of the COUNTY, expressed or implied, such possession shall be construed to be a tenancy from month to month and LESSEE shall pay COUNTY for such tenancy at the monthly rate in effect on the expiration date.

34. **AGENCY DISCLOSURE:** LESSEE acknowledges that the General Services Department, Facilities Services Division, of the COUNTY is the agent for the COUNTY exclusively, and is neither the agent for LESSEE nor a dual agent in this transaction.

35. **SURRENDER OF PREMISES:** Upon expiration or termination of this Agreement, LESSEE shall vacate and surrender possession of, and any claim to the Site, leaving it

in good condition, except for ordinary wear and tear.

Notwithstanding the foregoing and subject to Section 12, TITLE TO FACILITY, LESSEE shall remove LESSEE'S Owned Facilities within sixty (60) days prior to the date of such expiration or termination and LESSEE shall retain title to LESSEE'S Owned Facilities. Alternatively, upon such expiration or termination, COUNTY may request in writing at least ninety (90) days prior to such expiration or termination the removal of the Facility, in whole or in part, and if COUNTY so requests, LESSEE shall remove or have said Facility (including LESSEE'S Owned Facilities) or such lesser portions as COUNTY may request removed as soon as is practicable, at LESSEE'S sole cost.

Upon completion of LESSEE'S removal of its Facility, LESSEE shall obtain COUNTY'S approval that said Facility has been removed and the Site restored to good condition. In order to ensure LESSEE'S timely and adequate removal of its Facility under the terms of this Section 35, SURRENDER OF PREMISES, COUNTY may require through the Land Use Permit(s) attached hereto as Exhibit "E" that LESSEE post a performance bond which COUNTY may utilize to undertake the removal of LESSEE'S Facility in the event LESSEE does not timely and adequately comply with the provisions of this Section.

36. **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.

37. **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.

38. **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 LESSEE to its terms and conditions or to carry out duties contemplated herein.

39. **PERMITTED PERSONNEL**: LESSEE shall be solely liable for all actions of its agents, employees, contractors, subcontractors, and any others it permits on the Property or Site and shall be responsible for any and all damages resulting from their actions.

40. **FIRE DAMAGE**: LESSEE agrees to hold COUNTY harmless and indemnify COUNTY from any damage or injury to COUNTY, other persons or to property resulting from any fire caused by LESSEE, its agents, employees, or permittees, except to the extent such fire is caused by the acts or omissions of COUNTY.

41. **CONDEMNATION**: In the event the Property or any part thereof is taken by condemnation, eminent domain, or any such proceeding that precludes access to or use of the Site, COUNTY shall have the exclusive right to control the defense of any such action in condemnation

or eminent domain and to defend any such action and settle the same in COUNTY'S absolute discretion. LESSEE agrees that COUNTY shall have the right, but not the obligation, to defend or settle any such action in condemnation or eminent domain affecting any of LESSEE'S installations at the Site.

LESSEE shall receive from COUNTY such proportionate amount of the judgment, award, or settlement as shall be attributable to LESSEE'S interests.

In the event possession of the Site or partial possession of the Site is obtained by a public agency other agency empowered to take by eminent domain, in a manner which precludes LESSEE'S intended use, this Agreement shall terminate as of the effective date of possession and upon such termination, any obligation of LESSEE to pay rent shall cease with the payment of the prorated portion of rental obligations up to said termination date. Any prepaid rent shall be returned to LESSEE from the effective date of possession.

In the event of a partial taking, this Agreement may continue at COUNTY'S option, however, rent hereunder may be reduced proportionately.

42. **BANKRUPTCY:** If LESSEE is adjudged bankrupt, this Agreement shall immediately terminate and the same shall not be treated as an asset of LESSEE after such adjudication, nor shall it pass to the control of any trustee or assignee of LESSEE by virtue of any process in bankruptcy or insolvency by execution or attachment.

43. **CONSTRUCTION:** The parties to this Agreement agree that each party and its respective counsel have reviewed and approved this Agreement to the extent that each party in its sole discretion has desired, and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement. The terms and conditions of this Agreement embody the parties' mutual intent, and this Agreement shall not be construed more liberally in favor of, nor more strictly against any party hereto.

44. **FACSIMILE SIGNATURES:** In the event that the parties hereto utilize facsimile transmitted documents which include signatures, such documents shall be accepted as if they bore original signatures provided that documents bearing ORIGINAL SIGNATURES are provided within seventy-two (72) hours of transmission of the facsimile, except that funds shall not be released upon a facsimile signature nor shall facsimile signed documents be accepted for recordation by the Clerk Recorder of the County.

45. **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.

46. **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.



Project: Verizon at Transfer Station  
APN: 159-140-023 (Portion)  
Folio: 002398  
Agent: JJS

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

"COUNTY"  
COUNTY OF SANTA BARBARA


ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair, Board of Supervisors

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_


APPROVED AS TO ACCOUNTING:  
ROBERT W. GEIS, CPA  
AUDITOR-CONTROLLER

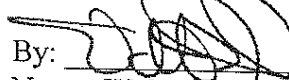
By:   
Deputy

"LESSEE"  
GTE Mobilnet of Santa Barbara Limited  
Partnership, a Delaware limited partnership,  
dba Verizon Wireless

By: Cellco Partnership  
Its: General Partner

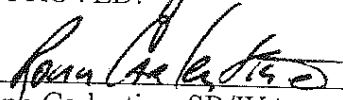
APPROVED AS TO FORM:  
DENNIS MARSHALL  
COUNTY COUNSEL

By:   
Deputy

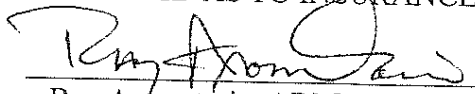
By:   
Name: Walter L. Jones, Jr.  
Title: West Area Vice President - Network

Date: 12/8/08

APPROVED:

  
Ron Carlentine, SR/WA  
Real Property Manager

APPROVED AS TO INSURANCE FORM:

  
Ray Aromatorio, ARM, AIC  
Risk Program Administrator

**“PROPERTY”**  
Exhibit “A”

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

PARCEL B OF PARCEL MAP NO. 13,683, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGES 75 AND 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN A DEED TO STEVEN E. BOTTS, ET UX., RECORDED APRIL 25, 1986 AS INSTRUMENT NO. 86-23330 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN A DEED TO PRIORITY HOMES INC., RECORDED SEPTEMBER 2, 1988 AS INSTRUMENT NO. 88-55552 OF OFFICIAL RECORDS.

APN: 059-140-23

**“SITE”**  
Exhibit “B”

COUNTY OF SANTA BARBARA

APN: 059-140-23



PREPARED FOR:

VERIZON WIRELESS

GOLETA, 4568 "B" CALLE REAL, GOLETA, CA 93110  
SITE NUMBER: 115541

DATE: 10/02/08

DRAWN BY: DA

JOB NO.: 57-035

PREPARED BY:

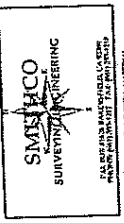
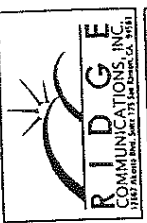
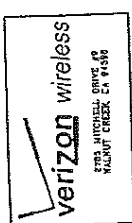
**SMITHCO**  
SURVEYING ENGINEERING



P.O. BOX 81626 BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217 FAX: (661) 393-1218

**“ARCHITECTURAL PLANS”**  
Exhibit “C”





ALL DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN ARE AS SHOWN AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR AS A WARRANTY OF ANY KIND. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION	BY	DATE
1	SMITHACO	01/15/10
2	SMITHACO	01/15/10
3	SMITHACO	01/15/10
4	SMITHACO	01/15/10
5	SMITHACO	01/15/10
6	SMITHACO	01/15/10
7	SMITHACO	01/15/10
8	SMITHACO	01/15/10
9	SMITHACO	01/15/10
10	SMITHACO	01/15/10

CITY NAME  
GOLETA

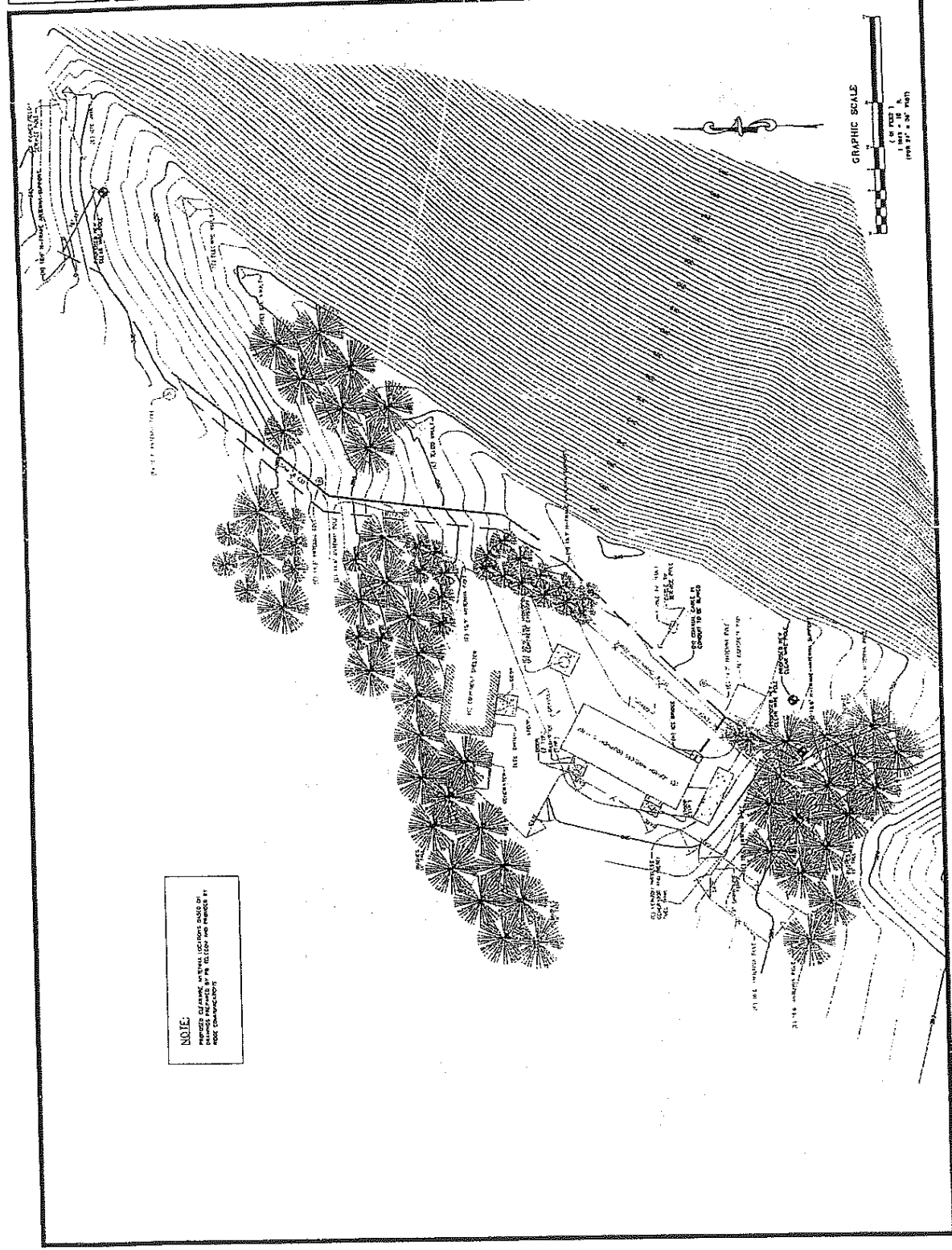
SITE #  
118541

SITE ADDRESS  
4880 7th CALLE REAL  
GOLETA, CA 95110

COUNTY OF SANTA BARBARA

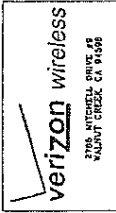
SHEET TITLE  
SITE PLAN

SHEET  
A-1



NOTE:  
PROPOSED PLACING, SIZING, LOCATION, HOLES OF  
ANTENNAS SHALL BE THE RESPONSIBILITY OF THE  
CLIENT/OWNER.





AS SHOWN AND NOTED HEREON, THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT OR FINANCIAL DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT OR FINANCIAL DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT OR FINANCIAL DECISION.

REVISION	BY	DATE
1	SMITHCO	01/11/11
2	SMITHCO	01/11/11
3	SMITHCO	01/11/11
4	SMITHCO	01/11/11
5	SMITHCO	01/11/11
6	SMITHCO	01/11/11
7	SMITHCO	01/11/11
8	SMITHCO	01/11/11
9	SMITHCO	01/11/11
10	SMITHCO	01/11/11

SITE NAME  
GOLETA

SITE #  
115541

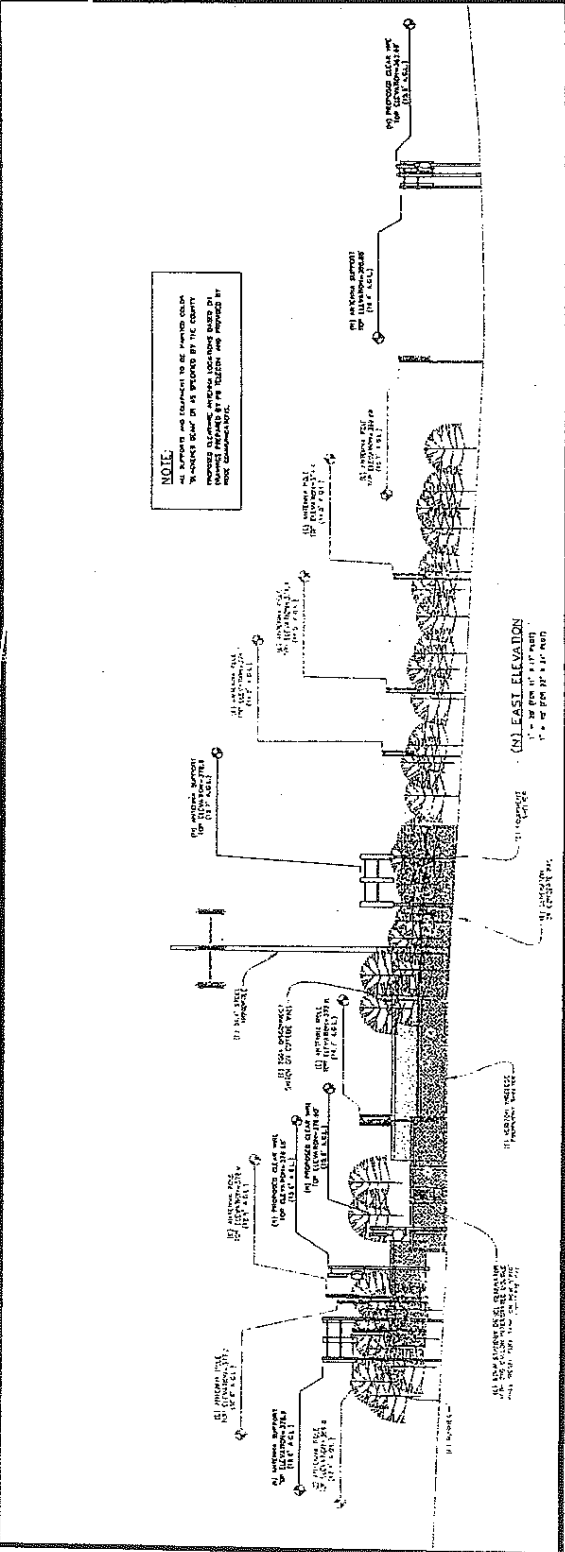
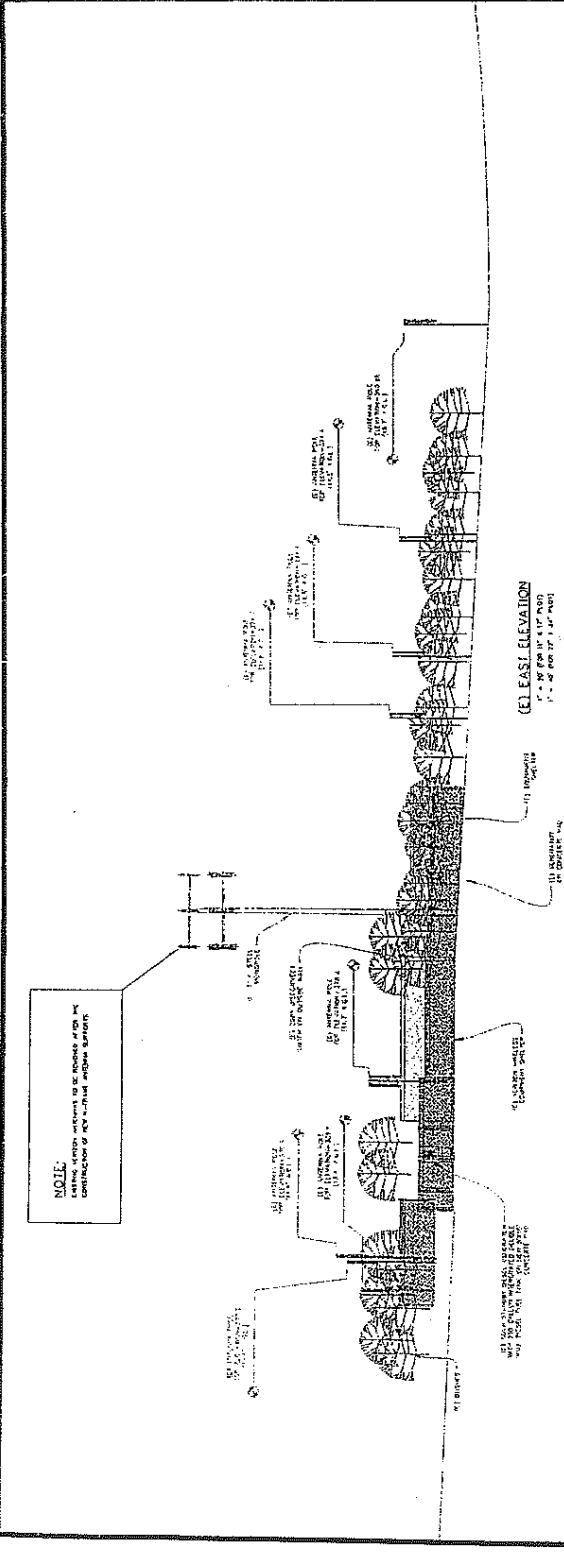
SITE ADDRESS  
4565 78<sup>th</sup> CALLE REAL  
GOLETA, CA 93110

COUNTY OF SANTA BARBARA

SHEET TITLE

ELEVATION VIEW

SHEET  
A-2





**verizon wireless**  
 2705 WINDYBELL DRIVE, #8  
 WALNUT CREEK, CA 94590

**RIDGE COMMUNICATIONS, INC.**  
 10875 Avenida Santa Fe, Suite 110  
 San Diego, CA 92120

**SMITHCO SURVEYING & ENGINEERING**  
 1200 GARDEN STREET, SUITE 200  
 SAN DIEGO, CA 92103  
 (619) 594-1100  
 www.smithco.com

THIS DRAWING IS THE PROPERTY OF SMITHCO SURVEYING & ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SMITHCO SURVEYING & ENGINEERING IS STRICTLY PROHIBITED.  
 PLEASE REFER TO THE PROFESSIONAL SEAL.

REVISION	DATE
1	11/15/11
2	11/15/11
3	11/15/11
4	11/15/11
5	11/15/11
6	11/15/11
7	11/15/11
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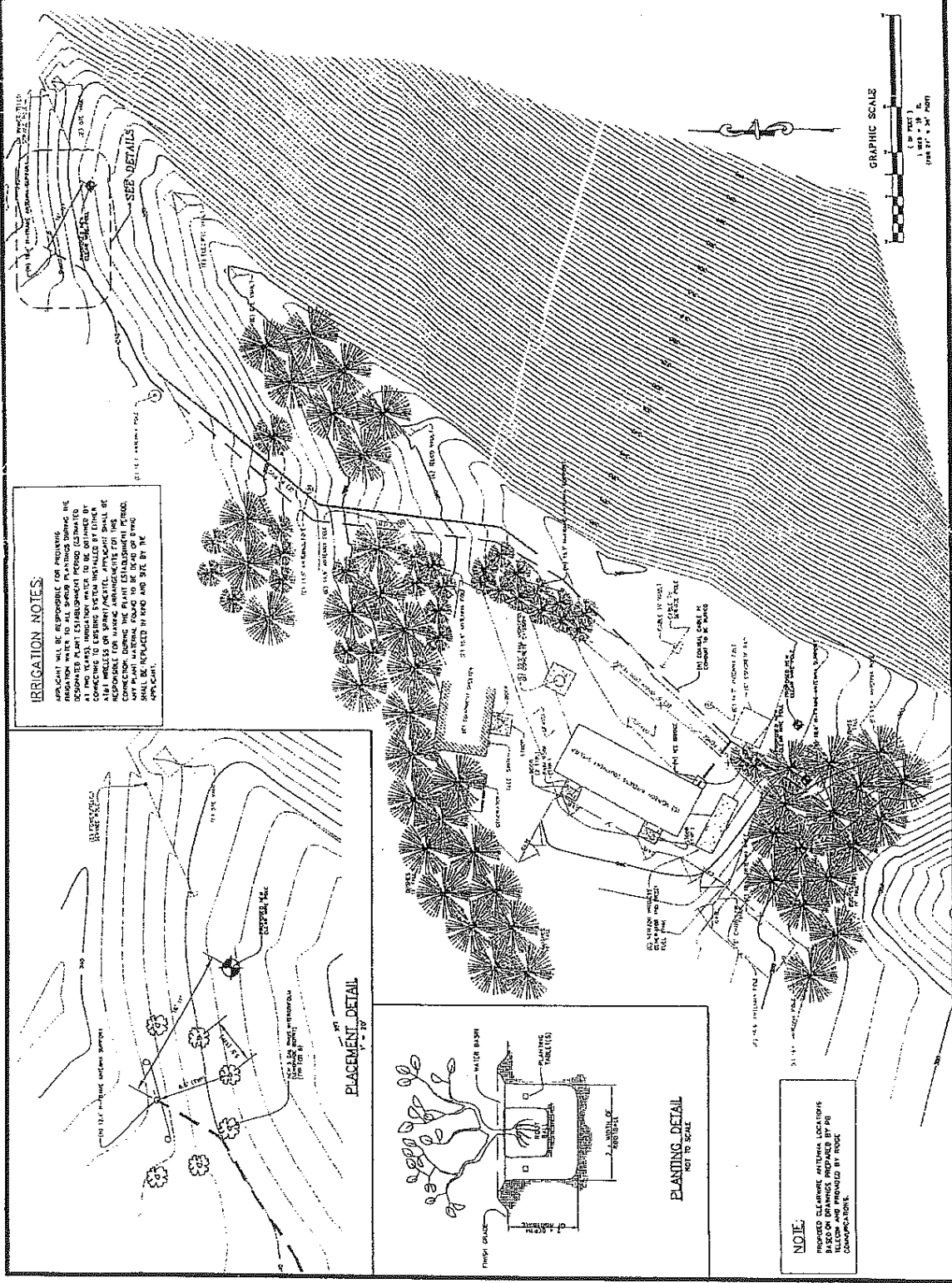
**SITE /**  
 115541

**SITE ADDRESS**  
 4568 7th CALLE REAL  
 GOLETA, CA 93110

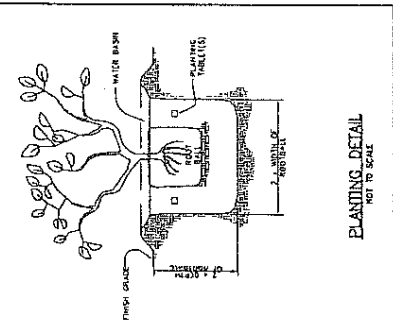
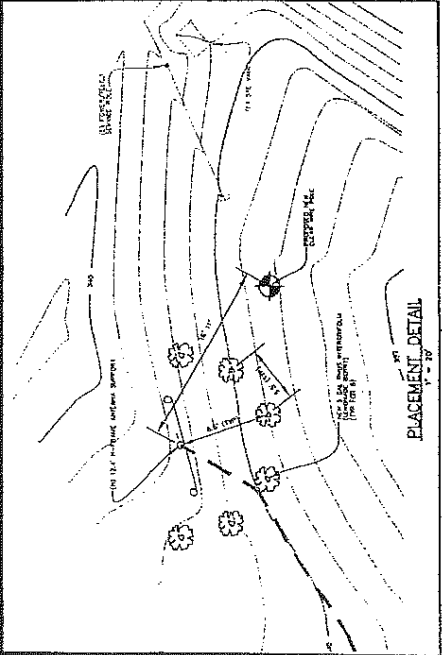
**COUNTY OF SANTA BARBARA**

**SHEET TITLE**  
 PLANTING PLAN

**SHEET**  
 1 of 1



**IRRIGATION NOTES:**  
 APPLICANT WILL BE RESPONSIBLE FOR PROVIDING THE NECESSARY WATER TO THE PLANTING AREA. A PERMANENT PLANT ESTABLISHMENT PERIOD (PEEP) OF 18 MONTHS IS REQUIRED. WATER TO BE OBTAINED BY CONNECTION TO EXISTING SYSTEM INSTALLED BY OTHERS. APPLICANT IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THIS CONNECTION DURING THE PLANT ESTABLISHMENT PERIOD. PLANTING SHALL BE REPLACED IN 180 AND 360 DEGREE OF THE APPLICANT.



**NOTE:**  
 PROPOSED CLEARANCE ANTENNA LOCATIONS BASED ON DRAWINGS PREPARED BY THE COMPANY/ARCHITECT.

**“EQUIPMENT AND ANTENNA SPECIFICATIONS”**  
Exhibit “D”

## Mechanical specifications

Length	1238 mm	48.8 in
Width	154 mm	6.1 in
Depth	80 mm	3.2 in
Depth with t-bracket	108 mm	4.3 in
<sup>4)</sup> Weight	4.5 kg	10.0 lbs
Wind Area		
Fore/Aft	0.19 m <sup>2</sup>	2.1 ft <sup>2</sup>
Side	0.10 m <sup>2</sup>	1.1 ft <sup>2</sup>
Rated Wind Velocity (Safety factor 2.0)		
	>322 km/hr	>200 mph
Wind Load @ 100 mph (161 km/hr)		
Fore/Aft	288 N	65 lbs
Side	170 N	38 lbs

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

## Mounting and Downtilting

Mounting brackets attach to a pipe diameter of Ø50-102 mm (2.0-4.0 in).

Mounting bracket kit #26799997

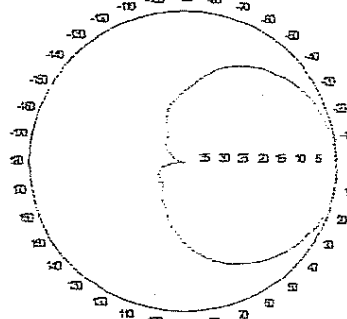
Downtilt bracket kit #26799999

The downtilt bracket kit includes the mounting bracket kit.

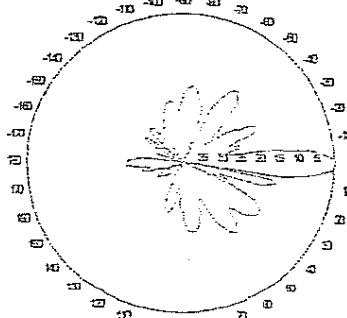
## Electrical specifications

Frequency Range	1850-1990 MHz
Impedance	50Ω
<sup>3)</sup> Connector(s)	NE or E-DIN 2 ports / center or bottom
<sup>1)</sup> VSWR	≤ 1.4:1
Polarization	Slant ± 45°
<sup>1)</sup> Isolation Between Ports	< -30 dB
<sup>1)</sup> Gain	18.5 dBi
<sup>2)</sup> Power Rating	250 W
<sup>1)</sup> Half Power Angle	
H-Plane	60°
E-Plane	7°
<sup>1)</sup> Electrical Downtilt	0°
<sup>1)</sup> Null Fill	5%
Lightning Protection	Direct Ground

## Radiation pattern<sup>1)</sup>



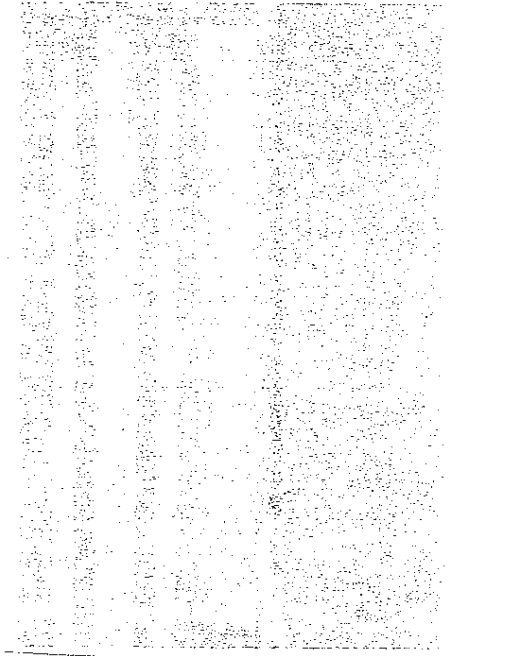
Horizontal



Vertical

Radiation patterns for all antennas are measured with the antenna mounted on a fiberglass pole.

Mounting on a metal pole will typically improve the Front-to-Back ratio.





**“LAND USE PERMITS”**  
Exhibit “E”

# County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director, Development Services

John McEvoy, Director, Long Range Planning



May 14, 2008

Ron James  
Ridge Communications  
29620 Butterfield Way  
Tehachapi, CA 93561

DIRECTOR'S DECISION  
HEARING OF May 14, 2008

**RE:**

Hearing on the request of Ron James, Ridge Communications, on behalf of Verizon Wireless to consider Case No. 07AMD-00000-00008, [application filed on July 24, 2007] to consider an amendment to permit 87-CP-092, in compliance with Section 35 of the County Land Use and Development Code; and to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act.

The application involves AP No. 059-140-023, located at 4417 Calle Real, Santa Barbara, Ca, in the Goleta area, 2nd Supervisorial District.

Dear Mr. James:

On May 14, 2008, the Director of Planning and Development,

- A. Adopted the required findings for the project specified in Attachment A, including CEQA findings;
- B. Accepted the Exemption to CEQA, included as Attachment B, pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act; and
- C. Approved 07AMD-00000-00008 subject to the conditions included in the Attachment C.

*The Findings and the Conditions of Approval reflect the action of the Director and are included in this letter as Attachment A and Attachment C.*

John Baker, Director  
Dianne Black, Director, Development Services  
John McEvoy, Director, Long Range Planning

John Baker, Director  
Dianne Black, Director, Development Services  
John McEvoy, Director, Long Range Planning

John Baker, Director  
Dianne Black, Director, Development Services  
John McEvoy, Director, Long Range Planning

John Baker, Director  
Dianne Black, Director, Development Services  
John McEvoy, Director, Long Range Planning



May 14, 2008  
Verizon Wireless Antenna Replacement @ County Transfer Station, 07AMD-00000-00008  
Page 2

The action of the Director to approve, conditionally approve, or deny the project may be appealed to the Planning Commission by the applicant, or an aggrieved person, as defined in Chapter 35.102 (Appeals) of the Santa Barbara County Land Use and Development Code Coastal Zoning Ordinance, adversely affected by the decision within the 10 calendar days following the date of action by the Director.

An appeal, which shall be in writing, and accompanying fee of \$403.00 shall be filed with the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, prior to expiration of the appeal period specified above.

Sincerely,



---

John Baker, Director  
Planning and Development Department

cc: Case File: 07AMD-00000-00008, 87-CP-092  
Lisa Martin, Records Management  
Deputy County Counsel  
Second District Planning Commissioner  
Jason Sunukjian

Attachments: Attachment A – Findings  
Attachment C – Conditions of Approval

---

## ATTACHMENT A: FINDINGS OF APPROVAL

### 1.0 CEQA FINDINGS

*The proposed project is found to be exempt from environmental review pursuant to Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment B, Notice of Exemption.*

### 2.0 ADMINISTRATIVE FINDINGS

#### 1. Findings for all Conditional Use Permits

- a. The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed;

*The proposed changes to the telecommunications facility would have a small foot print on the 143.47 acre parcel. The proposed stubmounts and antennas would be located adjacent to other existing stub mounts. Verizon's removal of the antennas on the 50' monopole is the first step towards the removal of the existing 50' monopole.*

- b. Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.

*The project was found to be categorically exempt from CEQA under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures). There are adequate public and private services to serve the proposed project. Visual impacts are minimized by strategic antenna placement, landscape screening, and painting the antennas and stubmounts to match the surrounding vegetation. Additionally, the antennas would be fully hidden behind a parapet. Therefore, the project is consistent with this finding.*

- c. Streets and highways are adequate and properly designed.

*The proposed project would not increase vehicle traffic to and from the site. Therefore, the project is consistent with this finding.*

- d. There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

*All necessary public services are available to serve the project. No new utilities are required by the proposed project. The project would utilize existing electrical and telephone services on the site. The project would be served by the Santa Barbara County Fire Protection. Law enforcement would be provided under the jurisdiction of the Santa Barbara County Sheriff Department. The facility would be unmanned and all equipment would be secured by lock. No domestic water service or sewage disposal would be required. The proposed project is consistent with this finding.*

e. The project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

*As discussed in Section 5.0 of the staff report, the proposed project is within the public exposure limit for radiofrequency emissions. The proposed project would provide the community with the infrastructure necessary for wireless telecommunication and would not interfere with other uses. Therefore, the project is consistent with this finding.*

f. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.

*The project meets all applicable requirements of the Development Code, Comprehensive Plan and Goleta Community Plan.*

g. In designated rural areas the use will be compatible with and subordinate to the rural and scenic character of the area.

*The proposed project is located in an urban area and therefore this finding is not applicable.*

## **2. Additional Findings for Amendments**

a. The Amendment is consistent with the specific findings of approval, including the environmental review findings in compliance with the Environmental Quality Act, if applicable, which were made when the permit was previously approved.

*The proposed project is consistent with the findings made for 87-CP-092 and subsequent amendments.*

b. The environmental impacts related to the proposed Amendment are determined to be substantially the same or less than those identified during the processing of the previously approved Conditional Use Permit.

*The proposed project is found to be exempt from environmental review pursuant to Section 15303 of the Guidelines for Implementation of the CEQA. Please see Attachment B, Notice of Exemption. Additionally, the project is within the public exposure limit for radiofrequency emissions and lessens visual impacts compared to the existing facility.*

## **3. Additional findings required for all Telecommunications Facilities.**

May 14, 2008

Verizon Wireless Antenna Replacement @ County Transfer Station. 07AMD-00000-00008

Page 5

- a. The facility will be compatible with the existing and surrounding development in terms of land use and visual qualities.

*The proposed facility would be located on a parcel already developed with telecommunication facilities.*

- b. The facility is located to minimize its visibility from public view.

*The proposed facility is a project that, in fact, reduces the visibility from public view. Present Verizon's antenna are located on a 50' monopole. The proposed project would replace the antennas on the monopole with stubmounts reaching a maximum height of 18'6" and would be screened through painting and landscape screening.*

- c. The facility is designed to blend into the surrounding environment to the greatest extent feasible.

*The proposed stubmounts and antennas would be painted to blend with the surrounding vegetation and hilly back drop.*

- d. The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Subsection D. (Additional development standards for telecommunication facilities).

*The proposed project complies with all required development standards.*

- e. The applicant has demonstrated that the facility shall be operated within the frequency range allowed by the Federal Communications Commission and complies with all other applicable safety standards.

*As discussed in Section 5.0 of the staff report, the proposed project is within the public exposure limit for radiofrequency emissions.*

ATTACHMENT C: CONDITIONS OF APPROVAL

SANTA BARBARA COUNTY CONDITIONAL USE PERMIT AMENDMENT

Countywide LUDC, CHAPTER 35

07AMD-00000-00008 (87-CP-092)

I. **An Amended Conditional Use Permit is Hereby Granted:**

**TO: Verizon Wireless**

**APN: 059-140-023**

**PROJECT ADDRESS: 4417 Calle Real, Santa Barbara, CA 93105**

**ZONE: REC**

**AREA/SUPERVISORIAL DISTRICT: Goleta/2<sup>nd</sup> Supervisorial District**

FOR: The removal of the existing antennas and mounting hardware located on a 50' monopole and the installation and operation of nine (9) panel antennas to be located on three separate stubmounts that will reach a maximum antenna tip height of 18'6".

II. This permit is subject to compliance with the following conditions:

**This Amended Conditional Use Permit Supersedes the Original Conditions of Approval of 87-CP-092 and 87-CP-092 AM01. The project consists of the continued use of the existing cellular facility permitted under 87-CP-092 subject to the following modifications:**

1. This Conditional Use Permit [07AMD-00000-00008] is based upon and limited to compliance with the project description and conditions of approval set forth below. Any deviations from the project description or the conditions must be reviewed and approved by the Planning Commission for conformity with this approval. Deviations from the project description or conditions of approval may require a modification to 07AMD-00000-00008 and further environmental review.

The previous project description is as follows:

The project consists of the continued use of the existing cellular facility permitted under 87-CP-092 subject to the following modifications. The relocation of GTE Mobilnet's existing antenna structure, conversion of the existing whip antennas from omni-directional to a sectorized configuration of panel antennas, relocation of the existing generator/fuel tank and cable ladder. The existing 50 foot antenna structure will be removed from its current location

within GTE Mobilnet's lease area and replaced with a 50 foot antenna structure located northeast of the current GTEM equipment shelter. The antenna structure will be placed in a location to be utilized by GTE Mobilnet and CELLULARONE. The existing antennas will be removed and replaced with nine directional panel-type antennas (three antennas per sector) placed on a triangular platform, called a "top hat". GTE Mobilnet's top hat will be located at a centerline of 48 feet on the antenna structure. The tip height of the antennas will be 50 feet above ground level. Each face of the triangular antenna platform will be 15 feet across. Each antenna is 48 inches in height by 12 inches across by five inches deep. The existing cable ladder leading from GTEM's equipment shelter to the antenna structure will be redirected towards the new antenna structure. The existing generator/fuel storage tank will be relocated approximately 30 feet southwest of its current location, away from the existing slope. The chain link fencing currently surrounding the site will be relocated away from the existing slope, to reflect the new, smaller lease area. A new gate will be installed at the southwestern corner of the fence and the area in the immediate vicinity will be graded to provide easier access to GTE Mobilnet's facility. Approximately nine cubic yards of cut will be required to cut an entrance to the generator area.

The project description for this amendment (07AMD-00000-00008) is as follows:

An unmanned wireless telecommunications facility, owned and operated by Verizon Wireless, consisting of nine (9) panel antennas mounted on three separate stubmounts. The new poles will vary in height to adjust for the undulating ground level at the site, with the tallest antenna reaching 18'6" above ground level. New coaxial cable will run from the existing Verizon Wireless equipment shelter to the three new stubmounts. The existing equipment shelter, generator and fuel tank will remain at their present location as permitted in 87-CP-092 AM01.

The proposed antennas and existing equipment shelter would be painted Frazee Blackened Beam-8646N or equivalent to match the existing equipment and surrounding vegetation. Landscaping to provide a backdrop for the antennas will be installed per the planting plan.

Construction is expected to take approximately 2 to 3 weeks. No new grading would occur. Trenching would be required to lay the new coaxial cable. Access to the facility will be provided by the existing dirt access road on the property.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the conditions of approval hereto.

2. The project shall comply with standard dust control measures attached.
3. The antennas and stubmounts shall be painted Frazee Blackened Beam-8646N or equivalent. **Plan Requirements and Timing:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of a Zoning Clearance, as well as on final building plans. **Monitoring:** P&D staff shall conduct a Project Compliance Inspection prior to and as condition precedent to obtaining Final Building Inspection Clearance.
4. The project landscaping shall consist of drought-tolerant native type species which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the coastal sage scrub area adjacent to the project site. **Plan Requirements:** Final landscape and irrigation plans shall be submitted by the Permittee to the County for review and approval prior to issuance of a Zoning Clearance. **Timing:** Prior to Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed; plant locations may be adjusted in the field (as directed by P&D staff) to achieve landscaping objectives. Prior to occupancy, landscape and irrigation shall be installed. **Monitoring:** P&D staff shall conduct a Project Compliance Inspection prior to and as condition precedent to obtaining Final Building Inspection Clearance, and shall periodically conduct field checks to monitor maintenance thereafter. If the Permittee fails to either install or maintain according to the approved plan, the County may consider it a permit violation.
5. Two performance securities shall be provided by the applicant prior to land use clearance, one equal to the value of installation of all items identified in the required landscape plan including labor and one equal to the value of maintenance and/or replacement of these items for three years of maintenance. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or a modification to the plan. The installation security shall be released upon satisfactory installation of all landscaping and irrigation. If plants and irrigation have been established

and maintained, P&D may release the maintenance security two years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. This condition shall not be required if Condition #7 of 94-CP-038 is fulfilled.

6. Landscaping shall be maintained for the life of the project.
7. If the transceiver site is abandoned, the facilities shall be removed and the site shall be restored to its natural state, unless the land owner requests that the facilities remain and obtains the necessary permits. **Plan Requirements and Timing:** To ensure compliance, this measure shall be noted on all building plans. Within one year of proposed abandonment, Verizon Wireless or a succeeding operator, shall submit a revegetation plan to be reviewed and approved by a P&D approved biologist. **Monitoring:** P&D shall review and approve building plans.
8. Prior to the issuance of Zoning Clearance, the applicant shall submit a lease agreement between the property owners and Verizon Wireless.
9. If the Planning Commission determines at a Noticed Public Hearing, that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Sec. 35.82.060 of the Santa Barbara County Land Use Development Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add conditions to this permit.
10. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Permit. Any Land Use Permit issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
11. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed to be acceptance by the permittee of all conditions of this permit.
12. Within eighteen months after the effective date of this permit, construction and/or the use shall commence. Construction or use cannot commence until a Zoning Clearance has been issued.



13. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
14. Prior to issuance of the Zoning Clearance, the applicant shall pay all applicable P&D permit processing fees in full.
15. In the event of non-compliance with project conditions, the lessee shall assume the costs for the County to hire an outside consultant to assess potential damage to resources.
16. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Conditional Use Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
17. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in section 66499.37, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Zoning Administrator and no approval shall be issued unless substitute feasible mitigation conditions/measures are imposed.
18. Compliance with Departmental Letters
  - a. Environmental Health Services letter dated October 26, 1994.
19. All exterior lighting shall be hooded and no unobstructed beam of lighting shall be directed toward any area zoned or developed residential. Lighting shall be designed so as to not interfere with vehicle traffic or any portion of a street. Lighting shall be on a manual on/off timer.
20. **Vegetation Protection.** Existing vegetation should be preserved and protected to the maximum extent feasible throughout construction activities.

Underground lines serving the facility shall be routed to avoid damage to tree root systems and any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. Trees or shrubs which are significantly damaged or subsequently die as a result of construction activities shall be replaced with those of a comparable size, species and density as approved by P&D staff. Graded areas, including trench routes, shall be reseeded with matching plant composition **Plan Requirements**. The Permittee shall restate the requirement for vegetation protection on the construction plans. **Timing:** Fencing shall be installed prior the pre-construction meeting, and shall be in place during all ground disturbance and construction activities. **Monitoring:** P&D staff shall confirm fencing installation at the pre-construction meeting.

21. **FCC Compliance.** The facility shall, at all times, be operated in strict conformance with: (i) all rules, regulations standards and guidance) published by the Federal Communications Commission ("FCC"), including but not limited to, safety signage, Maximum Permissible Exposure ("MPE") Limits, and any other similar requirements to ensure public protection or (ii) all other legally binding, more restrictive standards subsequently adopted by federal agencies having jurisdiction. Compliance shall be governed by the following provisions:

- a. **Initial Verification.** The Permittee shall hire a qualified professional acceptable to the County (wholly independent of the Permittee), to perform radio frequency ("RF") field test that measures actual RF electromagnetic exposure at the Project site. This RF field-testing shall measure all ambient sources of RF energy at the site and report the cumulative RF exposure which includes contributions from the site together with other sources of RF energy in the environment as a whole. The measurements shall be made by the responsible professional who will author the report to the County. This report of the measurement results and the author's/professional's findings with respect to compliance with federally established MPE standards shall be submitted to the County within 30 days of the Final Building Inspection Clearance. The Permittee shall pay for the cost of undertaking the field measurements and preparing the report. The facility shall cease and desist commercial operations until it complies with, or has been modified to comply with, applicable RF standards.

- b. **Continued Verification.** Every five years the Permittee shall hire a qualified professional acceptable to the County to perform RF field testing (as described in section one above) to evaluate compliance with current federally established MPE standards. In the event the adopted RF standards change, the Permittee shall submit a report with calculations of the maximum potential public RF exposure from the Project with respect to the revised RF public exposure standards, within 90 days of the date said change becomes effective. If calculated levels exceed eighty percent (80%) of the applicable RF standards, the Permittee shall notify the County and submit a MPE compliance verification report with the results from current RF field-testing, (as described in section one above), at the site. The Permittee shall pay for the cost of preparing the reports. However, for joint-carrier sites, cumulative reporting may be delegated to one carrier upon the agreement of all carriers at the site. Procedures, penalties and remedies for non-compliance (or alleged non-compliance) with these reporting requirements shall be governed by the provisions of the Telecommunications Ordinance and the FCC regulations.
- c. **Equipment Addition and Replacement.** Prior to the addition or replacement of equipment which has the potential to increase RF emissions at any public location beyond that estimated in the initial application and is within the scope of the project description, the Permittee shall submit, to the Director, a report providing the calculation of predicted maximum effective radiated power including the new equipment as well as the maximum cumulative potential public RF exposure expressed as a percentage of the public MPE limit attributable to the site as a whole. Once the new equipment has been installed, the Permittee shall perform Initial Verification as stated in "a" above.

**Plan Requirements:** The Permittee shall restate the provisions for MPE compliance on all building plans. **Timing:** Initial verification of compliance with RF public MPE standards shall be accomplished not later than 30 days following the Final Building Inspection Clearance. Continued verification of compliance with MPE requirements shall be accomplished by RF field test reports, (as described in section one above), submitted by

the applicant, at a minimum of every five years following initial verification.

**Monitoring:** P&D staff shall review, or obtain a qualified professional to review, all RF field test reports and estimated maximum cumulative RF exposure reports providing calculations of predicted compliance with the public MPE standard. P&D staff shall monitor changes in RF standards, as well as equipment modifications, additions and RF exposures at the Project site as reported by the applicant that might trigger the requirement for field-testing at intervening times between regular test periods.

- III. This permit is issued pursuant to the provisions of Section 35-315 of Article III of the Code of Santa Barbara County and is subject to the foregoing conditions and limitations; and this permit is further governed by the following provisions:
    - a. If any of the conditions of the Conditional Use Permit are not complied with, the Planning Commission, after written notice to the permittee and a noticed public hearing, may in addition to revoking the permit, amend, alter, delete or add conditions to this permit at a subsequent public hearing noticed for such action.
    - b. A Conditional Use Permit shall become null and void and automatically revoked if the use permitted by the Conditional Use Permit is discontinued for more than one year.
    - c. All time limits imposed may be extended by the Planning Commission one time for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
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**“BUILDING PERMITS”**  
Exhibit “F”



# Building and Safety Division

Santa Barbara 568-3030 Fax 568-3103/Santa Maria 934-6230 Fax 934-6258/Santa Ynez 686-5020 Fax 686-5028

**Electrical Permit**  
**08ELE-00000-00299**

Application Date: 07/14/2008

Issuance Date: 01/06/2009

Issued By:

### Project Details

<b>Site Information:</b>	4417 CALLE REAL SANTA BARBARA 93110		
<b>Acreage:</b> 143.47	<b>Zoning:</b> REC	<b>Assessor Parcel:</b> 059-140-023	
<b>Work Description:</b>			
Relocate antennae from (E) monopole structure to multiple sub-mount poles. New coaxial cable to each pole location. 3 new poles total & new above ground communications cable tray.			
FINAL CLEARANCE: BUILDING			

### Owner, Agent, Contractor, Architect, Engineer

<b>Owner:</b>	COUNTY OF SANTA BARBARA 4417 CALLE REAL, SANTA BARBARA CA 93110		
<b>Agent for Owner</b>	RIDGE COMMUNICATIONS INC		
<b>License#</b>	CRAIG ENGEL	SAN LUIS OBISPO	
<b>Architect</b>	SMITH CO		
<b>License#</b> 5511	PO BOX 81626	93380	(661) 393-1217
<b>Financially Respo</b>	VERIZON WIRELESS		
<b>License#</b>	2785 MITCHELL DR.	94598	(925) 279-6333
<b>Owner-Builder</b>	COUNTY OF SANTA BARBARA		
<b>License#</b>	4417 CALLE REAL	93110	
	SANTA BARBARA		

### Additional Information

BUILDING - PROJECT SIZE - PLANCHECK (10 or 30)	30
BUILDING - OCCUPANCY GROUP	UNOCCUPIED

### Valuation Detail

Description	Units	Factor	Value
NA	1.00	0.00	0.00
Electrical Only - Unit Fee			
		Total Value:	0.00

### Required Clearances/Conditions

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See following Page for legal declarations

**“CONSTRUCTION SCHEDULE”**  
Exhibit “G”

