



**Clerk of the Board of Supervisors**  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**BOARD OF SUPERVISORS AGENDA LETTER**

**Department Name:**  
General Services / Real Property  
**Department Number:**  
063  
**Agenda Date:**  
June 23, 2026  
**Placement:**  
Administrative Agenda

**Estimated Time:**  
<Insert Time>  
**Continued Item:**  
No  
**If Yes, date from:**  
N/A  
**Vote Required:**  
Majority

DS  
*[Signature]*

DS  
*[Signature]*

**TO:** Board of Supervisors

**FROM:** Department Director(s): Kirk Lagerquist, General Services; Jeff Lindgren, CSD / Parks

**CONTACT:** Real Property Manager, Cody Bowden

**SUBJECT:** Lease Agreement with T-Mobile West, LLC, 4800 Cathedral Oaks Road,  
Santa Barbara, CA 93111; APN No. 067-100-027; Second District; (RP File No 003368)

**Concurrences:**

**County Counsel Concurrence:**

As to form: Yes

**Auditor-Controller Concurrence:**

As to form: Yes

**Other Concurrence: Risk Management**

As to form: Yes

**Recommended Actions:**

That the Board of Supervisors:

- a) Approve and authorize the Chair to execute the attached Lease Agreement between the County of Santa Barbara and T-Mobile West, LLC, ("T-Mobile") for T-Mobile's continued operation and maintenance of their existing telecommunications facility located at the southwest corner of Tucker's Grove Park, which is located at 4800 Cathedral Oaks Road in Santa Barbara, also known as Assessor Parcel No. 067-100-027, for a period of five (5) years commencing January 1, 2026 and terminating December 31, 2031 with two options to extend

the Lease Agreement for two (2) additional terms of five (5) years each upon mutual agreement, and an annual base rent of Forty Three Thousand Two Hundred Dollars (\$43,200.00) and an increase of three (3%) per year during the term and option periods of the Lease; and

- b) Determine that the proposed action of approving T-Mobile's continued leasing, 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 which includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use.

**Summary Text:**

This item requests approval and execution of a Lease Agreement between the County of Santa Barbara and T-Mobile West, LLC for the continued operation of an existing wireless telecommunications facility located at Tucker's Grove Park (APN 067-100-027). The proposed Lease provides for an initial five-year term commencing January 1, 2026, with two additional five-year extension options, and generates annual rental revenue to the County.

**Discussion:**

T-Mobile has maintained a wireless telecommunications facility at Tucker's Grove Park since 2003. The facility consists of a concealed mono-antenna structure and associated ground equipment located within the southwest portion of the park. The facility has operated without impacting park operations, public access, or recreational uses.

The proposed Lease authorizes T-Mobile to continue operating and maintaining the existing facility and provides the County with a continuing source of revenue through annual lease payments and scheduled rent adjustments. Approval of the Lease will also support the ongoing provision of commercial wireless communication services within the surrounding area.

**Background:**

The County and T-Mobile have maintained a long-term leasing relationship for this site. The current request is for a new Lease Agreement to allow continued use of the existing facility. No expansion of the facility is proposed, and the use remains consistent with the site's historic operation.

**Fiscal and Facilities Impacts:**

The Lease provides annual base rent of \$43,200.00, commencing January 1, 2026, with annual rent adjustments of three percent (3%). If all renewal options are exercised, total lease revenue to the County is estimated at \$803,473.08. T-Mobile will remain responsible for all utility costs and expenses associated with operation of the facility.

There are no anticipated facilities impacts associated with the continued operation of the existing telecommunications facility.

Annual rent is budgeted into Fund 0001, 991, LIAct 3409, Program 1000, Project 003368. There will be no other fiscal or facilities impacts.

**Special Instructions:**

After Board action, distribute as follows:

1. Original Lease Agreement
2. Copy of Lease Agreement and Minute Order

Clerk of the Board

[dhambleton@countyofsb.org](mailto:dhambleton@countyofsb.org)

**Attachments:**

**Attachment A** – Lease Agreement

**Contact Information:**

Debbie Hambleton  
Real Property Agent  
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