



BOARD OF SUPERVISORS AGENDA LETTER

Agenda Number:

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

Department Name: General Services
Department No.: 063
For Agenda Of: October 15, 2024
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: General Services Kirk Lagerquist, Director (805) 560-1011
Contact Info: Skip Grey, Assistant Director, General Services, 805-568-3083
SUBJECT: Sheriff Hangar G9 Lease at Santa Ynez Valley Airport, Santa Ynez, Folio 003864; Third District

DocuSigned by:

Kirk Lagerquist
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County Counsel Concurrence

As to form Yes

Auditor-Controller Concurrence

As to form Yes

Other Concurrence: Risk Manager, Sheriff

As to form Yes

Recommended Actions:

That the Board of Supervisors:

- Ratify, approve and authorize the Chair to execute the attached original and duplicate original Lease Agreement (Lease) between the County of Santa Barbara (County) and the Santa Ynez Valley Airport Authority (SYVAA), for the County's leasing of Hangar G9 at the Santa Ynez Valley Airport, for a period of ten (10) years commencing April 1, 2024, with one option to extend the Lease for an additional ten (10) years, at an initial monthly rent of FIVE THOUSAND NINE HUNDRED DOLLARS (\$5,900.00) per month for the first year of the term; and
- Determine that the proposed actions are exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301 "Existing Facilities", finding that the CEQA Existing Facilities exemption at Section 15301 allows for use that will not involve any expansion of use beyond that existing at the time of the lead agency's determination.

Summary Text:

The Board's action to approve this lease will allow the County Sheriff's Air Support Unit to continue to lease hangar G9 at the Santa Ynez Valley Airport to house the Fire Department's Firehawk helicopter and other aviation equipment to provide rescue, safety and law enforcement services to Santa Barbara County. The new Lease will be for an additional ten years starting April 1, 2024, where the monthly

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rent is \$5,900 and each year, on April 1, the rent increases by 3% from the previous year's rent. At the expiration of the lease, there is an option to extend the lease an additional ten years.

Background:

Santa Ynez Valley Airport is owned by the County of Santa Barbara, and operated by the Santa Ynez Valley Airport Authority. The Santa Barbara County Sheriff's Department operates its Air Support Unit (ASU) from the Airport. The Sheriff's ASU at the Airport consists of one plane and five helicopters, including the Fire Department's Firehawk helicopter. The ASU has been leasing a Hangar at the Airport since 2000. The current lease for hangar G9 expired March 31, 2024, and the ASU has remained in the G9 hanger without an active lease while a new lease was negotiated. In recognition of this, the County has agreed to pay seven months back rent for that period of time they occupied the hanger without a lease

The base rent for Hangar G9, under the terms of the new Lease, is \$5,900, an increase of \$285.88 per month over the previous lease agreement monthly rent of \$5,614.12. The Lease term will be ten years starting April 1, 2024. On April 1st each year, the rent increases by 3% from the previous year's rent. At the ten-year expiration of the lease, there is an option to extend the lease an additional ten years, and the rent for April 1, 2034, is adjusted to the higher of two values:

- 103% of the March 2034 rent (\$7,698), which is \$7,929, or
- The April 2024 rent (\$5,900) adjusted for inflation based on the Consumer Price Index (CPI) change from April 2024 to March 2034.

The new rent for April 1, 2034, will be whichever is higher between the two calculations. From April 1, 2035, and each year thereafter, the rent will increase by a straight 3% annually, based on the previous year's rent.

SYVAA will repair and maintain the Airport property, including the parking areas, the exterior and structural portions of the hangar, and the hangar door. The County will maintain the interior of the hangar and pay all utilities serving the hangar. The ASU will have exclusive use of seven parking spaces immediately adjacent to Hangar G9, a Storage Conex Box outside Hangar G9, as well as exclusive use of three helicopter pads, known as "Pad 1", Pad "2", and "Pad 3", and 2 storage containers near Pads 1, 2 and 3, at the east end of the Airport, a Rescue Box measuring 8 feet by 20 feet, and an additional Storage Box measuring 10 feet by 6 feet; and nonexclusive use of the helicopter pad known as "Pad 411".

Execution of the Lease providing for the County Sheriff's Air Support Unit's leasing of Hangar G9 at the Santa Ynez Valley Airport, a public facility, will involve negligible expansion of use, and is not likely to have a significant environmental impact. Therefore, this project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15301 – Class 1, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Fiscal and Facilities Impacts:

Budgeted: Select_Budgeted

The Airport Authority will provide maintenance and repair for the hangar door, the exterior and all structural components of the hangar, and the Airport property, including the parking areas.

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Fiscal Analysis: ["Double Click to see Funding Source Instructions"](#)

Funding Sources	Current FY Cost:	Annualized On-going Cost:	Total One-Time Project Cost
General Fund	\$ 5,900.00	\$ 5,900.00	
State			
Federal			
Fees			
Other:			
Total	\$ 5,900.00	\$ 5,900.00	\$ -

Narrative:

The County, through the Sheriff's Department and Fire Department, will pay initial monthly rent in the amount of \$5,900 with 3% increases each year thereafter, and will pay for all utilities serving the hangar. Rent and utilities will be paid by Fund 0001, Dept. 032, Program 1424, Org Unit 6044. The Fire Department funds 50% of this lease. Execution of this Lease will not cause any facilities impacts on the County.

Special Instructions: After Board action, please distribute as follows:

1. Original Executed Lease - General Services, Real Property
2. Copy of original lease to Hope Vasquez, Sheriff's Dept.

Attachments:

1. Lease Agreement, Sheriff Hangar at Santa Ynez Airport

CC: Sheriff's Department, Hope Vasquez
Fire Operations Division Chief, Pat Bye