



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: May 20, 2014
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors

FROM: General Services Matthew P. Pontes, Director (805) 560-1011

Contact Info: Greg Chanis, General Services, Assistant Director (805) 568-3096
Lieutenant Steven Johnson, Sheriff's Department (805) 686-5029

SUBJECT: Sheriff Hangar G9 Lease at Santa Ynez Valley Airport, Santa Ynez; Third District

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:

- a) 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 five years, with one option to extend the Lease for an additional five years, at a monthly rent of FOUR THOUSAND ONE HUNDRED DOLLARS (\$4,100.00), for use by the County Sheriff's Air Support Unit (Third District); and
- b) Determine that the proposed action is exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, Existing Facilities, and approve and direct staff to file and post the attached Notice of Exemption on that basis.

Summary Text:

The Board's action to approve the Lease will allow the County Sheriff's Air Support Unit to vacate the hangar they are currently occupying at the Santa Ynez Valley Airport and move to Hangar G9 at the Airport, for a period of five years, with one option to extend the Lease for an additional five years, at a monthly rent of FOUR THOUSAND ONE HUNDRED DOLLARS (\$4,100.00), for use by the County Sheriff's Air Support Unit to provide rescue, safety and law enforcement services to Santa Barbara County.

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. The ASU has been leasing Hangar G7 at the Airport since April 4, 2000, and is currently paying \$4,092.47 per month. That lease expired March 31, 2013, and the ASU has been holding over under the terms of that lease since that time.

Hangar G9, the subject of this Lease, is approximately twice as big as Hangar G7. This will allow the ASU to park all of their aircraft within the hangar, protecting the aircraft from the weather, and allowing the ASU to secure the aircraft and equipment inside the hangar. This will also serve to prevent unnecessary wear and tear on the aircraft by protecting the condition of the aircraft. The increased space will allow the ASU to perform repair and maintenance, as well as training, day or night, on the aircraft while protected from the elements. In addition, the Lease grants the ASU exclusive use of two helicopter pads (1 and 3) and non-exclusive use of helicopter pad 4.

The base rent for Hangar G9, under the terms of the new Lease, is \$4,100.00. The term of the Lease commences upon execution of the Lease, and continues through January 31, 2019, with one option to extend for an additional five years. 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 non-exclusive use of seven parking spaces immediately adjacent to Hangar G9, exclusive use of the parking area immediately behind the hangar, and two large storage containers near the helicopter pads.

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:

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. The County, through the Sheriff's Department, will pay monthly rent in the amount of \$4,100.00, 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. Execution of this Lease will not cause any facilities impacts on the County.

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

1. Original and Duplicate Original Lease General Services, Real Property
2. Copy of Lease Clerk of the Board Files
3. Copy of Lease and Minute Order Auditor-Controller, Attn: Betsy Schaffer

**Upon execution by the Board, the Original and Duplicate Original will be returned to the Santa Ynez Valley Airport Authority for final execution. A fully executed original will be returned to the Clerk of the Board for their file.*

Sheriff Hangar Lease Santa Ynez Airport, Santa Ynez, Third District

Agenda Date: May 20, 2014

Page 3 of 3

Attachments:

1. Original and Duplicate Original Lease
2. Notice of Exemption
3. Contract Summary