



City of Santa Barbara
Airport Department

DATE: October 15, 2014
TO: Airport Commission
FROM: Hazel Johns, Airport Director
SUBJECT: Lease Agreement – U.S. Department of Commerce
National Oceanic and Atmospheric Administration (NOAA)

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a ten-year Lease Agreement with the United States Department of Commerce, National Oceanic and Atmospheric Administration, for 2,500 square feet of unimproved land at 1605 Cecil Cook Place, at the Santa Barbara Airport, effective upon the adoption of the enabling ordinance, for a monthly rental of \$312.50, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The National Oceanic and Atmospheric Administration (NOAA) has been an Airport tenant periodically since 1996, operating an electronic metering station to study coastal/ocean ecosystems and the predictability of the coastal weather along the west coast of the United States. During the 2004-2005 season, NOAA moved its equipment to the Channel Islands. Unfortunately, the continuous presence of salt spray shortened the life of the equipment and increased repair expenditures due to the difficulty of servicing the equipment in a remote location.

At this time, NOAA wishes to resume meteorological monitoring by installing an 8' x 12' equipment shelter, a 449MHz Wind Profiler with Radio Acoustic Sounding System, a 10' meteorological tower, and a back-up propane generator. NOAA will monitor the data from a remote location electronically, and will send service and repair technicians to maintain the equipment as needed. No personnel will be stationed full-time at this facility. The use conforms to existing zoning.

The proposed monthly rental rate of \$.125 is comparable with other aviation land on the Airport for similar use and in similar condition. At the request of the U.S. Government, the rental, including scheduled CPI increases has been averaged over the ten years of the term at \$312.50 per month. NOAA will pay all charges for electricity.

The proposed Lease Agreement has been reviewed and determined to be exempt from environmental review.

ATTACHMENT: Map

BUILDING NUMBERS AND BUILDING ADDRESSES

- 503 103 DAVID LOVE PLACE
- 504 103 DAVID LOVE PLACE
- 505 103 DAVID LOVE PLACE
- 506 81 DAVID LOVE PLACE
- 600 40 CYRIL HARTLEY PLACE
- 601 ATCT
- 602 2018 6196 WALLACE BECKNELL PLACE
- 603 602 CECL COOK PL - VAULT
- 603.604.605 40 GERALD CASS PLACE
- 124 210 CYRIL HARTLEY PLACE
- 209-02 105 CYRIL HARTLEY PLACE
- 212 6050 HOLLISTER AVE
- 223 94 FREDERICK LOPEZ RD (A,B,C)
- 225 6190 FRANCIS BOIELLO ROAD (A,B,C,D)
- 226 6190 FRANCIS BOIELLO ROAD (A,B,C,D)
- 227 6190 FRANCIS BOIELLO ROAD (A,B)
- 238 6159 ROBERT KEISTER PL
- 241 6180 WALLACE BECKNELL ROAD (Sandbag Bldg)
- 242 6194 WALLACE BECKNELL ROAD
- 244 6196 WALLACE BECKNELL ROAD
- 245 495 S FAIRVIEW AVE
- 247 150 DAVID LOVE PLACE (A,B,C,D,E,F,G)
- 248 Honor
- 251 400 ROBERT MARX MILLER PLACE (A,B,C)
- 252 521 NORMAN FIRESTONE ROAD
- 253 600 NORMAN FIRESTONE ROAD
- 255 600 NORMAN FIRESTONE ROAD
- 257 JOHN DONALDSON PLACE
- 258 629 NORMAN FIRESTONE ROAD (A,B,C)
- 261 515 MARX MILLER PL - HANGAR 4 (A,B,C)
- 262 303 JOHN DONALDSON PL - HANGAR 3
- 303 JOHN DONALDSON PLACE
- 304 53 GERALD CASS PLACE (A,B,C,D)
- 305 1690 NICHOLSON ROAD
- 306 1499 CECIL COOK PL (NEXUS)
- 309 1495 CECIL COOK PL - HANGAR 2
- 310 1600 CECIL COOK PLACE
- 312 1503 CECIL COOK PLACE (A,B,C,D, F)
- 313 1523 CECIL COOK PLACE
- 314 101 DEAN ARNOLD PLACE (A,B,C,D)
- 317 1601 CECIL COOK PL - HANGAR 1
- 319 1605 CECIL COOK PL (SEWER LIFT STA)
- 333 1522 CECIL COOK PLACE
- 345 100 CECIL COOK ROAD (A,B)
- 347 1698 NORMAN FIRESTONE ROAD
- 351 1408 NORMAN FIRESTONE ROAD
- 352 1411 NORMAN FIRESTONE ROAD (A,B)
- 353 6034 HOLLISTER AVE MAINT.
- 369 6030 HOLLISTER AVE
- 370 6010 HOLLISTER AVE
- 480 500 JAMES FOWLER ROAD
- 501 6290 HOLLISTER ROAD
- 502 6291 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 508 43 DAVID LOVE PLACE
- 600 101 JOHN DONALDSON PLACE

PARCELS AND ADDRESSES

- 073-08-50 25 DAVID LOVE PL
- 073-08-51 80 DAVID LOVE PL
- 073-08-47 90 DAVID LOVE PL
- 073-08-43 155 DAVID LOVE PL
- 073-08-44 150 S VADRA LN
- 073-08-58 20 JACK PERES PL
- 073-08-54 41 JACK PERES PL
- 073-08-61 90 FREDERICK LOPEZ RD
- 073-08-66 92 FREDERICK LOPEZ RD
- 073-08-53 140 FREDERICK LOPEZ RD
- 073-08-52 6180 ROBERT KEISTER PL
- 073-08-42 6210 HOLLISTER AVE
- 073-08-65 6100 HOLLISTER AVE
- 073-08-52 25 DAVID LOVE PL
- 073-08-51 80 DAVID LOVE PL
- 073-08-47 90 DAVID LOVE PL
- 073-08-43 155 DAVID LOVE PL
- 073-08-44 150 S VADRA LN
- 073-08-58 20 JACK PERES PL
- 073-08-54 41 JACK PERES PL
- 073-08-61 90 FREDERICK LOPEZ RD
- 073-08-66 92 FREDERICK LOPEZ RD
- 073-08-53 140 FREDERICK LOPEZ RD
- 073-08-52 6180 ROBERT KEISTER PL
- 073-08-42 6210 HOLLISTER AVE
- 073-08-65 6100 HOLLISTER AVE

- 114 100 FREDERICK LOPEZ RD (A,B,C,D)
- 115 160 WALLACE BECKNELL RD (A,B,C,D)
- 116 6190 HOLLISTER AVE
- 117 705 NORMAN FIRESTONE ROAD
- 118 45 CYRIL HARTLEY PLACE
- 121 204 WM. MOFFETT PL - HANGAR 5
- 122 502 WILLIAM MOFFETT PLACE
- 124 404 WILLIAM MOFFETT PLACE
- 210 101 CYRIL HARTLEY PLACE
- 209-02 105 CYRIL HARTLEY PLACE
- 212 6050 HOLLISTER AVE
- 223 94 FREDERICK LOPEZ RD (A,B,C)
- 225 6190 FRANCIS BOIELLO ROAD (A,B,C,D)
- 226 6190 FRANCIS BOIELLO ROAD (A,B,C,D)
- 227 6190 FRANCIS BOIELLO ROAD (A,B)
- 238 6159 ROBERT KEISTER PL
- 241 6180 WALLACE BECKNELL ROAD (Sandbag Bldg)
- 242 6194 WALLACE BECKNELL ROAD
- 244 6196 WALLACE BECKNELL ROAD
- 245 495 S FAIRVIEW AVE
- 247 150 DAVID LOVE PLACE (A,B,C,D,E,F,G)
- 248 Honor
- 251 400 ROBERT MARX MILLER PLACE (A,B,C)
- 252 521 NORMAN FIRESTONE ROAD
- 253 600 NORMAN FIRESTONE ROAD
- 255 600 NORMAN FIRESTONE ROAD
- 257 JOHN DONALDSON PLACE
- 258 629 NORMAN FIRESTONE ROAD (A,B,C)
- 261 515 MARX MILLER PL - HANGAR 4 (A,B,C)
- 262 303 JOHN DONALDSON PL - HANGAR 3
- 303 JOHN DONALDSON PLACE
- 304 53 GERALD CASS PLACE (A,B,C,D)
- 305 1690 NICHOLSON ROAD
- 306 1499 CECIL COOK PL (NEXUS)
- 309 1495 CECIL COOK PL - HANGAR 2
- 310 1600 CECIL COOK PLACE
- 312 1503 CECIL COOK PLACE (A,B,C,D, F)
- 313 1523 CECIL COOK PLACE
- 314 101 DEAN ARNOLD PLACE (A,B,C,D)
- 317 1601 CECIL COOK PL - HANGAR 1
- 319 1605 CECIL COOK PL (SEWER LIFT STA)
- 333 1522 CECIL COOK PLACE
- 345 100 CECIL COOK ROAD (A,B)
- 347 1698 NORMAN FIRESTONE ROAD
- 351 1408 NORMAN FIRESTONE ROAD
- 352 1411 NORMAN FIRESTONE ROAD (A,B)
- 353 6034 HOLLISTER AVE MAINT.
- 369 6030 HOLLISTER AVE
- 370 6010 HOLLISTER AVE
- 480 500 JAMES FOWLER ROAD
- 501 6290 HOLLISTER ROAD
- 502 6291 HOLLISTER AVE
- 507 155 DAVID LOVE PLACE
- 508 43 DAVID LOVE PLACE
- 600 101 JOHN DONALDSON PLACE

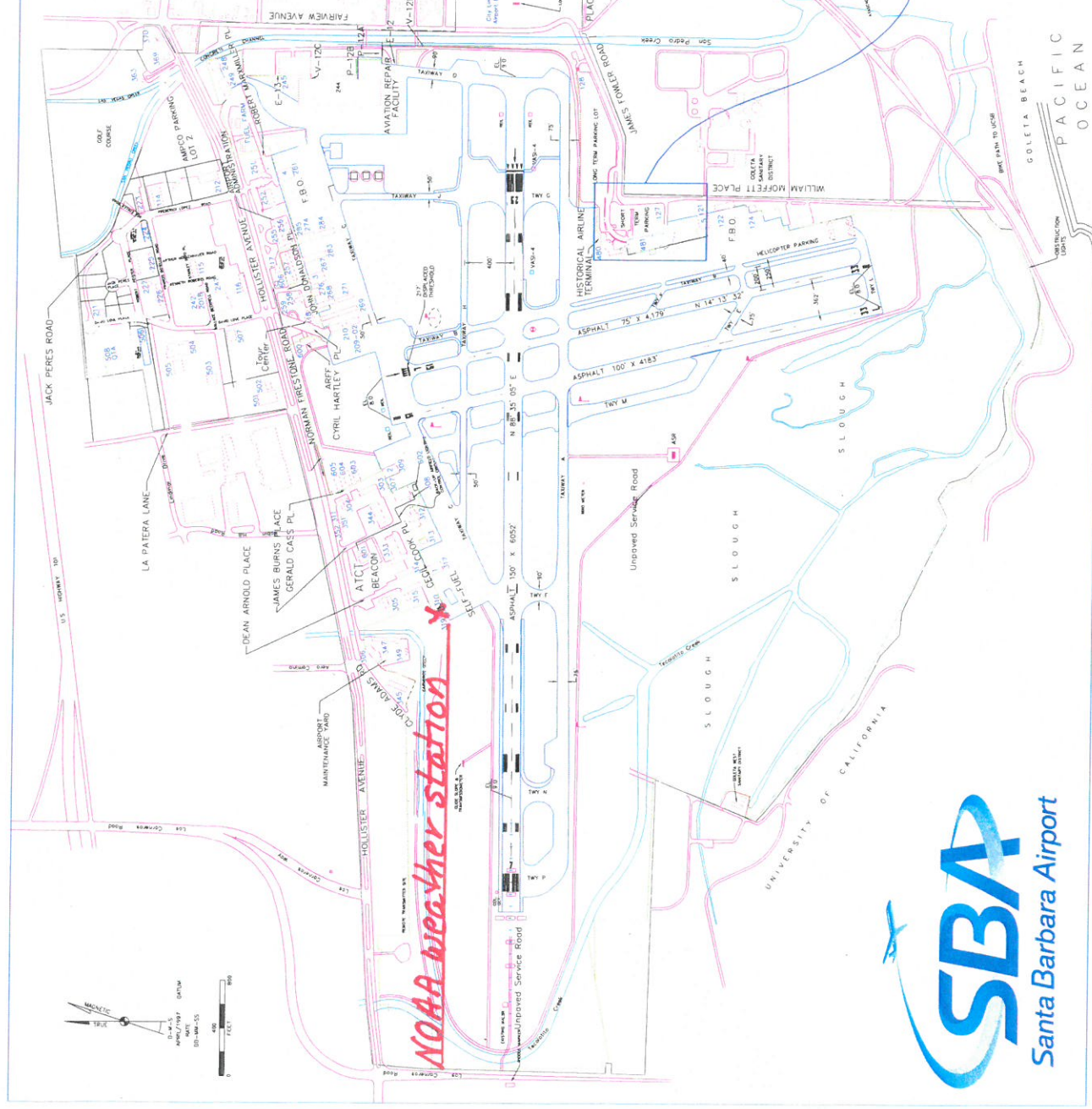
REVISIONS

NUMBER	DESCRIPTION	DATE
1	LYN BRUSH STORY	FEB. 01
2	LYN BRUSH STORY	JAN. 02
3	LYN BRUSH STORY	JAN. 02
4	LYN BRUSH STORY	JAN. 02
5	LYN BRUSH STORY	NOV. 2000
6	LYN BRUSH STORY	SEPT. 2000
7	LYN BRUSH STORY	JULY 2001

AIRPORT DATA
 AIRPORT REFERENCE POINT - LATITUDE 34° 29' 48" N
 AIRPORT ELEVATION 10' MSL (93.5' & 6.5')
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F
 9522 TOTAL ACRES - 8574 ACRES SOUTH OF HOLLISTER AVE
 - 554 ACRES NORTH OF HOLLISTER AVE
 AIRPORT ADMINISTRATION
 601 FIRESTONE ROAD
 (9503) 987-2111

APPROVED: [Signature]
 DATE: [Blank]
 AIRPORT DIRECTOR: [Blank]

NEW AND REALIGNED HISTORICAL AIRLINE TERMINAL AND PARKING AREA



DRAWING NO: C-5-1