



**City of Santa Barbara**  
Airport Department

Meeting: 1/18/17  
Agenda Item No. 8

**DATE:** January 18, 2017  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Lease Agreement – Utility Tree Service, Inc.

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a one (1) year Lease Agreement with Utility Tree Service, Inc., a California Corporation, for 800 square feet of office space in Building 224, at 6100-B Francis Botello Road and 8,734 square feet of paved land at 6160 Robert Kiester Place, at the Santa Barbara Airport, effective January 1, 2017, for a monthly rental of \$3,030, exclusive of utilities.

**DISCUSSION:**

The subject Premises are located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Utility Tree Service, a subsidiary of Asplundh Tree Expert Company, has been a tenant in good standing at the Airport since August 1, 2003, leasing an office in Building 312 for dispatching and record keeping for tree-trimming company. January 1, 2013, Utility Tree relocated to Unit C of Building 224, and added 8,734 square feet of paved storage yard on Robert Kiester Place. Utility Tree is a Southern California Edison subcontractor. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.576 per square foot for office space, and \$.203 per square foot for paved land, and is comparable to other buildings and land on the Airport for similar use and in similar condition. The rental represents a 3% increase over the previous year.

In addition, Utility Tree will pay monthly utility charges of \$23.09 for water, or the metered amount, whichever is greater, and \$15.39 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

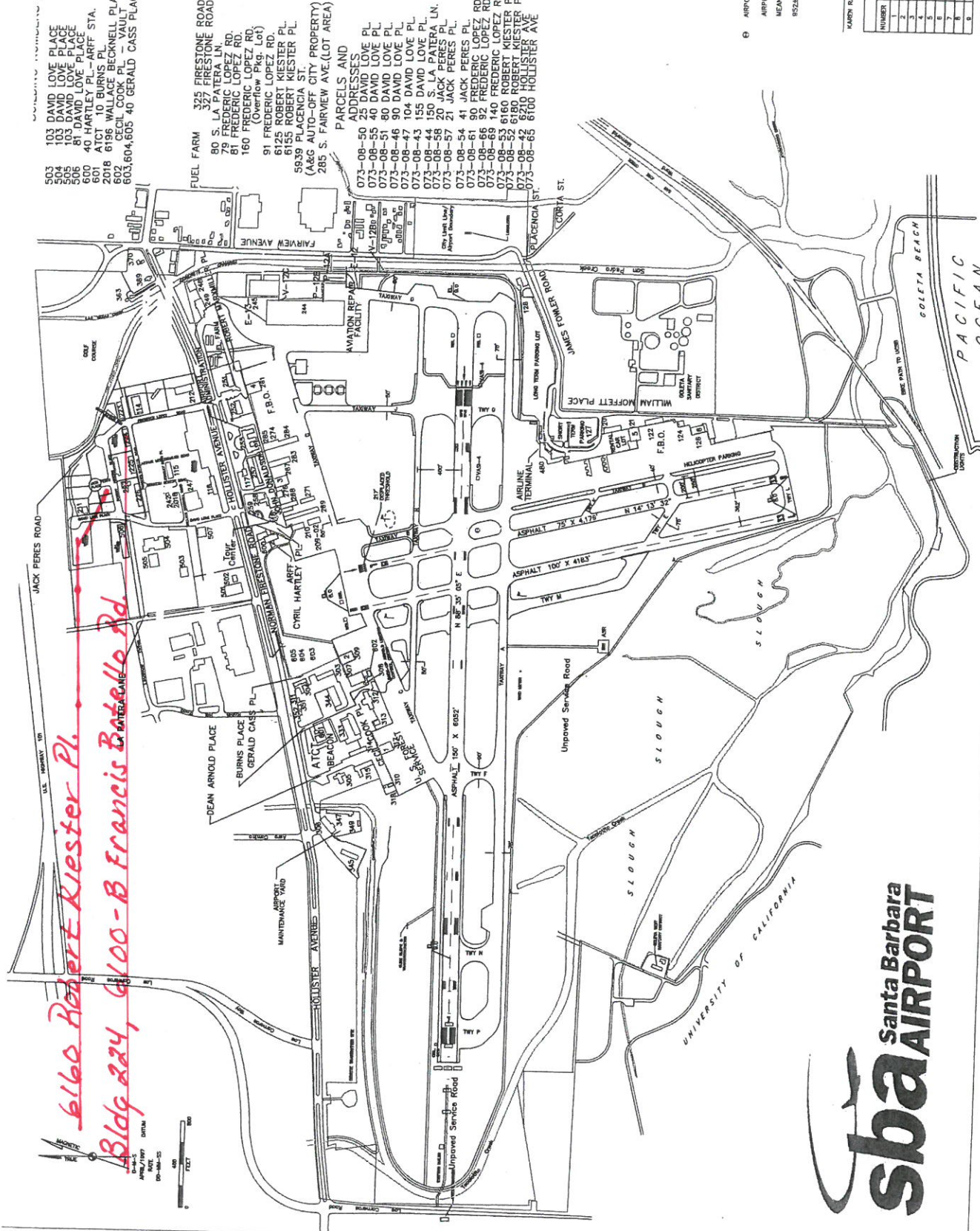
**ATTACHMENT:** Map

- 503 DAVID LOVE PLACE
- 505 DAVID LOVE PLACE
- 506 DAVID LOVE PLACE
- 600 40 HARLEY PL - ARFF STA.
- 601 ATCT 10 BURNS PL
- 602 6196 WALLACE BECKNELL PLACE
- 603 604.605 40 GERALD CASS PLACE
- 114 100 FREDERIC LOPEZ RD.
- 116 6180 WALLACE BECKNELL RD.
- 117 705 WALLACE BECKNELL RD
- 118 400 WILLIAM MOTTETT PL
- 120 114 WILLIAM MOTTETT PL
- 121 404 WILLIAM MOTTETT PL
- 122 404 WILLIAM MOTTETT PL
- 124 406 WILLIAM MOTTETT PL
- 126 101 CYRIL HARTLEY PL
- 206-02 20 DAVID LOVE PLACE
- 211 20 DAVID LOVE PLACE
- 212 6050 HOLISTER AVE
- 213 84 FREDERIC LOPEZ RD.
- 214 6100 FRANCIS BOTELLO RD(A,B)
- 215 6190 FRANCIS BOTELLO RD(A,B)
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6 AIRPORT REFERENCE POINT - LATITUDE 34° 25' 30.7"  
 AIRPORT ELEVATION 10' MS. (U.S.C. M.S.)  
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6° F.  
 8524 TOTAL ACRES - 8074 ACRES SOUTH OF HOLISTER AVE  
 1036 ACRES NORTH OF HOLISTER AVE  
 ADMINISTRATION  
 601 FIRESTONE ROAD  
 SANTA BARBARA, CA 93117  
 (805) 967-7111

NUMBER	REVISIONS	DATE
1	DESCRIPTION	
2	LYN BARRIS	JUNE 23, 02
3	LYN BARRIS	MAY 2, 07
4	LYN BARRIS	APRIL 14, 09
5	LYN BARRIS-STORY	FEB. 11, 09
6	LYN BARRIS-STORY	JAN. 11, 09
7	LYN BARRIS-STORY	JAN. 24, 09
8	LYN BARRIS-STORY	NOV. 2005
9	LYN BARRIS-STORY	
10	LYN BARRIS-STORY	FEB. 2006

DRAWING NO. C-5-1



*6160 Robert Kriester Pl.*  
*Bldg 224, 6100-B Francis Botello Rd.*

