



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** January 13, 2015

**TO:** Mayor and Councilmembers

**FROM:** Business & Property Division, Airport Department

**SUBJECT:** Introduction Of Ordinance For Lease Agreement With The U.S. Department Of Commerce, National Oceanic And Atmospheric Administration (NOAA)

### **RECOMMENDATION:**

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving and Authorizing 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:**

#### Background

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 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.

Airport Commission

At the October 15, 2014 regularly scheduled meeting, the Airport Commission recommended approval of the lease agreement.

**PREPARED BY:** Rebecca Fribley, Sr. Property Management Specialist

**SUBMITTED BY:** Hazel Johns, Airport Director

**APPROVED BY:** City Administrator's Office