



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: June 30, 2015

TO: Mayor and Councilmembers

FROM: Business & Property, Airport Department

SUBJECT: Consent To Sublease Agreement Between Ampersand Aviation, LLC, And Plains All American Pipeline, LP

RECOMMENDATION:

That Council approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Ampersand Aviation, LLC, a California Limited Liability Company, and Plains All American Pipeline, LP, whose principal address is 333 Clay Street, Suite 1600, Houston, TX 77002, for the use of 30,240 square feet of office space in Building 245 and associated parking, at 495 South Fairview Avenue, at the Santa Barbara Airport, effective May 29, 2015.

DISCUSSION:

On May 19, 2015, a pipeline operated by Plains All American Pipeline, LLC ruptured, resulting in an oil spill along the coast near Gaviota State Beach. The resulting oil spill clean-up and investigation into the cause of the leakage involved multiple governmental agencies. Initially housed in the Santa Barbara County Emergency Operations Center (EOC), it became apparent that these agencies would need to be moved to another location to leave the EOC available to respond to fire or other potential disasters in the County.

Ampersand Aviation, LLC, an Airport tenant since December 1998, had available space in Building 245, formerly occupied by the Deckers Corporation. Ampersand requested that the Airport consent to a short-term sublease, pursuant to the subleasing provision of Ampersand's Lease, which requires City's consent. Subleases must comply and be consistent with provisions of the master lease.

Ampersand has entered into an agreement with Plains All American Pipeline, LP, for the use of 30,240 square feet of office space in Building 245 and associated parking, effective May 29, 2015. The use conforms to existing zoning. The space will be used to house the following agencies and subcontractors:

- U.S. Environmental Protection Agency
- Pipeline and Hazardous Materials Safety Administration
- U.S. Fish and Wildlife Service
- U.S. Coast Guard
- California Governor's Office of Emergency Services
- NOAA – National Oceanic and Atmospheric Administration
- Santa Barbara County Office of Emergency Management
- Office of Spill Prevention and Response
- California Department of Fish and Wildlife
- Santa Barbara County Fire Department

Staff has reviewed the proposed sublease agreement between Ampersand Aviation, LLC, and Plains All American Pipeline, LP, and finds it to be in compliance with the master lease. No revenue from the sublease will accrue to the Airport.

Airport Commission

Airport Commission reviewed the proposed sublease at its May 20, 2015 meeting and recommends Council approval.

PREPARED BY: Rebecca Fribley, Sr. Property Management Specialist

SUBMITTED BY: Hazel Johns, Airport Director

APPROVED BY: City Administrator's Office