

7/6/93
DATE

13.
AGENDA ITEM #

() APPROVED () DENIED

To: RICHARD J. RAMIREZ, CITY MANAGER CONTINUED TO _____
From: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *Bob*
Subject: CHP PERMIT TO ENTER

Date: JULY 6, 1993

Needs: For the City Council to consider a request by the applicant, Department of General Services, Office of Real Estate and Design Services (ORED), to permit entry to Parcel 58.

- Facts:
1. The Department of General Services Office of Real Estate and Design Services seeks permission to conduct a site analysis study to qualify the airport site identified in Attachment "D" for a California Highway Patrol Air (CHP) Operations facility.
 2. The City's standard development process requires that specific authorizations are granted by the property owner. As the owner of record for all properties within the Airport Industrial Park, the City of El Paso de Robles must give specific authorization for the site analysis to be conducted.
 3. The project, as envisioned, would be an expansion of existing operations and would include, but not limited to, a helipad, and approximately 8,000 square foot of office and hangar space.
 4. The applicant would have 12 months from the execution of the Permit to Enter Agreement to conclude the site analysis.

Analysis and Conclusion:

The parcel proposed for development is located within the Airport Specific Plan Area. It is currently zoned airport planned development (AP-PD). The proposed use is compatible with the draft Airport Specific Plan. However, because of the lack of sewer services to the site and the availability of more than 100 acres of other parcels within the airport which have or are near to services, there is unlikely to be a market demand for said property within the next twelve months.

The development of the site as a CHP Operations Facility raises several issues which can be addressed in the normal development process with the information currently known. These include: development plan, road alignment, parcel map and dedication requirements.

This expansion of the CHP operations at the Airport will enable the CHP to better serve the Highway 46 corridor with new helicopter and increased road patrol services while providing additional revenue to the Airport and jobs to residents.

Policy

Reference: General Plan and Zoning Code; Economic Strategy for the City of El Paso de Robles.

Fiscal

Impact: Potential job creation and revenue to community.

- Options:
1. **That Council adopt Resolution No. 93-_____ Authorizing the execution of the Permit to Enter Agreement between the City of El Paso de Robles and the Department of General Services Office of Real Estate and Design Services on Airport Parcel 58.**
 2. **Amend, reject or modify the above option(s).**

Attachments:

"A": Resolution Authorizing the execution of the Permit to Enter Agreement.

"B" Permit to Enter

"C": Applicant correspondence

"D": Location Map

RESOLUTION NO. 93-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AUTHORIZING THE EXECUTION OF A PERMIT TO ENTER BETWEEN THE CITY OF EL PASO DE ROBLES AND THE DEPARTMENT OF GENERAL SERVICES, OFFICE OF REAL ESTATE AND DESIGN SERVICE FOR AIRPORT PARCEL 58

WHEREAS, applicant, Department of General Services, Office of Real Estate and Design Service, is seeking permission to conduct a site analysis study on Airport Parcel 58 to qualify the airport site identified in Exhibit "A" for a California Highway Patrol Air Operations facility.

WHEREAS, the standard site analysis process requires specific authorizations by the property owner, and

WHEREAS, as owner of record for Airport Parcel 58, the City of El Paso de Robles must provide specific authorization for said Permit, and

WHEREAS, as owner of record for Airport Parcel 58, the City of El Paso de Robles requires applicant, Department of General Services, Office of Real Estate and Design Service, to complete the site analysis study within twelve months or said authorization is withdrawn.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of El Paso de Robles authorizes the execution of a Permit to Enter agreement for a site analysis study to qualify the airport site identified in Exhibit "A" for a California Highway Patrol Air Operations facility on Airport Parcel 58.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles, this 6th day of July, 1993, on the following vote:

AYES:
NOES:
ABSENT:

CITY OF EL PASO DE ROBLES

MAYOR CHRISTIAN E. IVERSEN

ATTEST:

RICHARD J. RAMIREZ, CITY CLERK

PERMIT TO ENTER

Permission is hereby granted Department of General Services, Office of Real Estate and Design Service (OREDS) or their authorized representatives to enter upon the City of El Paso de Robles owned property delineated as Site 1 on the attached Exhibit "A" for the purpose of doing a siting study for the possible development of a California Highway Patrol facility. The study includes, but is not limited to, the right to do soil surveys, telecommunication testing and environmental studies;

This permission to enter is given with the understanding that OREDS agrees to hold the City of El Paso de Robles harmless and indemnify from any damages or claims of damages resulting from, or alleged to result from, their activities on this property.

This permission to enter is given with the understanding that this authorization will expire August 1, 1994.

This permission to enter is given with the understanding that the City of El Paso de Robles will not enter into a lease agreement for said property with another party during the authorization period.

Further, OREDS agrees that any activities conducted on this property will be done in accordance with local regulatory agency requirements and that any damage to the property shall be repaired and the property shall be restored to the same condition as currently exists.

OREDS will be responsible for coordinating their studies with Richard J. Ramirez, City Manager, City of El Paso de Robles, 910 Park Street, Paso Robles, California, Phone Number (805) 237-3888.

**PERMISSION IS HEREBY GRANTED BY
CITY OF EL PASO DE ROBLES**

By _____
Christian E. Iversen
Mayor

Date

**TO THE DEPARTMENT OF GENERAL SERVICES
OFFICE OF REAL ESTATE AND DESIGN SERVICES**

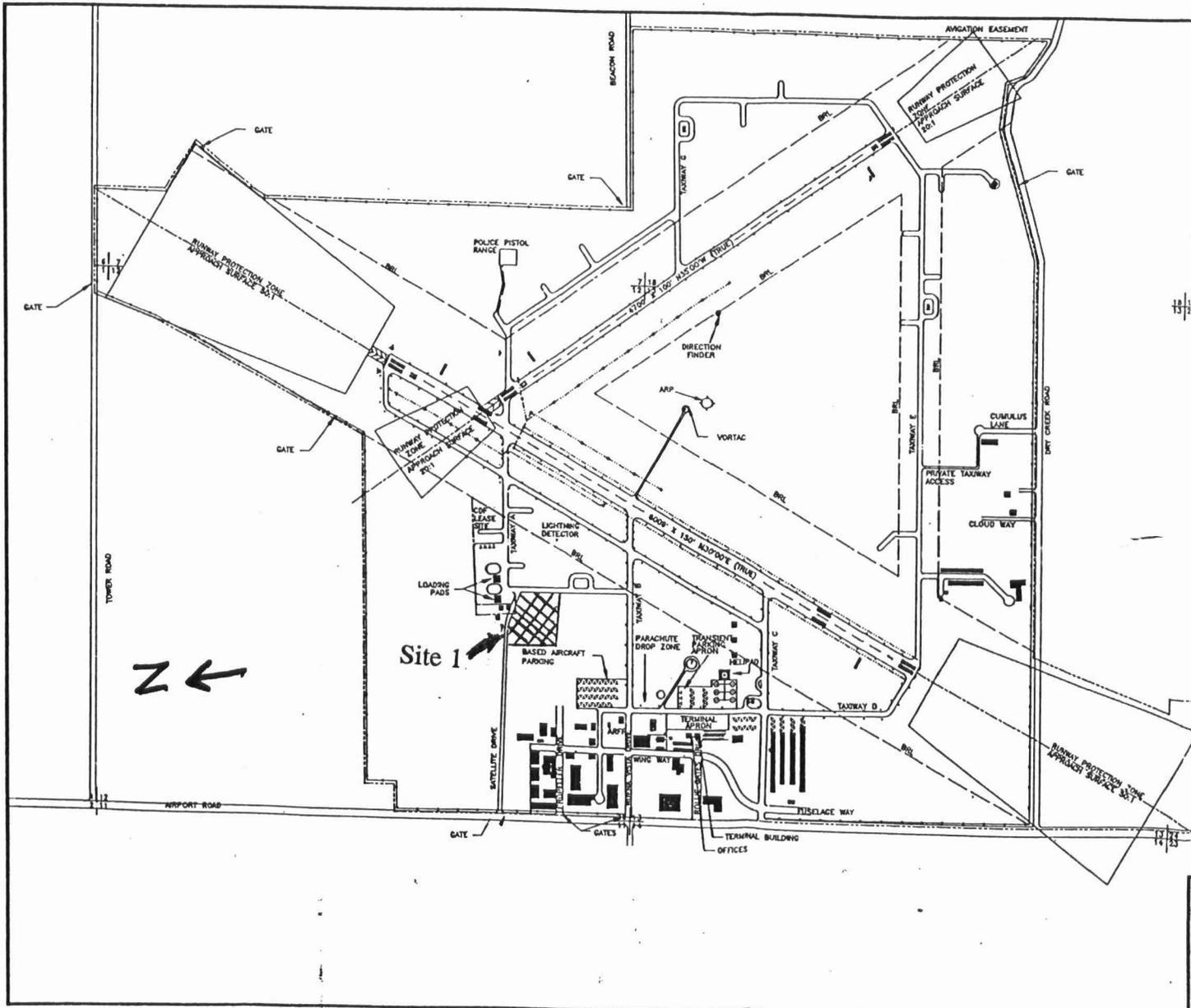
By _____
Norton R. Chapman, Jr
Area Manager

Date

EXHIBIT "A"

LOCATION MAP

Property is approximately five acres on the Southwest corner of the intersection of Taxiway "A" and Satellite Drive as indicated by the crosshatched area in the diagram below.



DEPARTMENT OF GENERAL SERVICES

Office of Real Estate and Design Services
400 R Street, Suite 5000
Sacramento, CA 95814
(916) 327-1913 FAX (916) 323-5607

ATTACHMENT " C "



May 3, 1993

Transaction No. 9206041

Mr. Robert Ramirez
City Manager
City of Paso Robles
910 Park Street
Paso Robles, CA 93447-0307

Dear Mr. Ramirez:

RECEIVED

MAY 06 1993

ECONOMIC
DEVELOPMENT

**CHP - AIR OPERATIONS
PROPOSED BUILD-TO-SUIT PROJECT**

Thank you for the meeting of April 26, 1993 and the opportunity to discuss and exchange ideas with you, as representatives of the City of Paso Robles (City) for the project referenced above. The attendees at the meeting were: City of Paso Robles - Richard Ramirez, Roger Elkin and John McCarthy; State of California - Daniel F. Moreno (OREDS), Al Brenneise (CHP), Robert Johnson (CHP), and Ken Walkenshaw (CHP).

The understanding at the commencement of the meeting was that the City would have no adverse position concerning the California Highway Patrol (CHP) Air Operations at the Paso Robles Airport and would in fact welcome this proposed airport development. The discussion as then centered on the method by which the facility could be constructed.

DEVELOPMENT BY THE CITY OF PASO ROBLES

A proposal very similar to the CHP project currently underway at the Napa County Airport in which the County will be financing the total development costs with the use of "Certificates of Participation" was rejected as not being viable for the City of Paso Robles.

DEVELOPMENT BY THE STATE

An alternate approach was proposed in which the City's participation would be significantly less than it would be compared to the method used on the CHP project development with Napa County. This alternate method appeared to be more suitable and acceptable to both parties.

The development under this alternate method would be achieved by the State upon receiving an "Assignable Long Term Ground Lease Option" (Option) from the City. The Option document would contain, but not be limited to, the following general provisions:

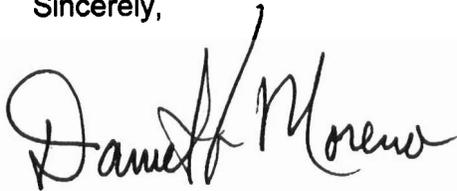
- * Term of the Option not less than 12 months
- * Sample Assignable Lease
- * Procedure for establishing rental rate for ground lease
- * CHP Air Operations exclusive use of site
- * Subject to Essential Services Building Seismic Safety Act of 1986

- * State to conduct studies and reports to qualify the site
 - CEQA
 - Telecommunications
 - Geotechnical
 - Phase I and/or Phase II - Hazardous/Toxic Investigation
- * State to prepare bid package and award bid
- * State to execute lease with successful bidder

I will schedule my time to be available, if there is a need or desire from the City, to meet at a public meeting to answer and respond to any or all questions pertaining directly to this project.

Please telephone me if you have any questions and/or need further clarification.

Sincerely,



DANIEL F. MORENO
Real Estate Officer

DFM:cy:A2:105HP19

cc: Brian McNamara, California Highway Patrol

LOCATION MAP

Property is approximately five acres on the Southwest corner of the intersection of Taxiway "A" and Satellite Drive as indicated by the crosshatched area in the diagram below.

