



**SANTA MARIA PUBLIC AIRPORT DISTRICT
BOARD OF DIRECTORS**

**Thursday
September 12, 2024**

**Administration Building
Airport Boardroom
6:00 P.M.**

**REGULAR MEETING
A G E N D A**

This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Moreno, Adams, Brown, Clayton, Baskett

- 1. MINUTES OF THE REGULAR MEETING HELD AUGUST 22, 2024**
- 2. COMMITTEE REPORT(S):**
 - a) EXECUTIVE
 - b) ADMINISTRATION & FINANCIAL
 - c) SAFETY & SECURITY
 - d) REAL ESTATE
 - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT
 - f) GOVERNMENT AFFAIRS
 - g) MARKETING & PROMOTIONS
 - h) GENERAL AVIATION
- 3. GENERAL MANAGER'S REPORT**
- 4. MANAGER OF FINANCE & ADMINISTRATION REPORT**
 - a) Demand Register

5. **PUBLIC SESSION:** Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board will establish a time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
6. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SERVICE AGREEMENT BETWEEN THE DISTRICT AND CONTROLLED KEY SYSTEMS, INC. FOR THE PHYSICAL ACCESS CONTROL, VIDEO SURVEILLANCE, AND INTRUSION DETECTION SYSTEMS INSTALLATION FOR THE U.S CUSTOMS BUILDING LOCATED AT 3335 CORSAIR CIRCLE, SANTA MARIA, CA 93455.**
7. **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE ABANDONMENT OF EASEMENT FOR WATER PURPOSES AND AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE GRANT OF EASEMENT FOR WATER PURPOSES BETWEEN THE DISTRICT AND THE CITY OF SANTA MARIA FOR WELL SITE #15.**
8. **DISCUSSION AND APPROVAL OF SANTA MARIA AIRPORT GAS SUPPLY LINE RELOCATION PROJECT AND AUTHORIZATION FOR PRESIDENT TO EXECUTE PROJECT NOTICE OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**
9. **DISCUSSION AND DIRECTION TO STAFF REGARDING THE DRAINAGE AND TAXIWAY 'C' PROJECT.**
10. **CLOSED SESSION.** The Board will hold a Closed Session to discuss the following item(s):
 - a) **Conference with Legal Counsel-Existing Litigation (Paragraph (1) of Subdivision (d) of Section 54956.9): Santa Maria Public Airport District v. California State Water Resources Control Board et al. (San Luis Obispo Superior Court Case No. 24CV-0379)**
11. **DIRECTORS' COMMENTS.**
12. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD AUGUST 22, 2024

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular meeting place at 6:00 p.m. Present were Directors Moreno, Brown, Clayton, and Baskett. General Manager Pehl, Manager of Finance & Administration Reade, and District Counsel George & Cheung. Director Adams was absent.

1. MINUTES OF THE REGULAR MEETING HELD August 8, 2024. Director Baskett made a Motion to approve the minutes of the regular meeting held August 8, 2024. Director Clayton Seconded and it was carried by a 4-0 vote.
2. Report out of Closed Session: As required by Government Code section 54957.1 (a)(3)(B), the board reports that a settlement agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife was approved in closed session on July 11, 2024, by a vote of 5-0, with all directors voting in favor. The settlement agreement was accepted and signed by the agency parties after the adjournment of that closed session.
3. COMMITTEE REPORT(S):
 - a) EXECUTIVE – The committee met to set the agenda.
 - b) ADMINISTRATION & FINANCIAL – No meeting scheduled.
 - c) SAFETY & SECURITY – No meeting scheduled.
 - d) REAL ESTATE – No meeting scheduled.
 - e) AIRPORT PLANNING & CAPITAL IMPROVEMENT– No meeting scheduled.
 - f) GOVERNMENT AFFAIRS – No meeting scheduled.
 - g) MARKETING & PROMOTIONS – No meeting scheduled.
 - h) GENERAL AVIATION – No meeting scheduled.
4. GENERAL MANAGER’S REPORT: General Manager Pehl updated the Board on meetings he attended, which include the California Airports Council, AirFest committee, and SoCalGas.
5. The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.
 - a) Demand Register. The Demand Register, covering warrants 072937 through 073005 in the amount of \$625,363.12, was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Clayton Seconded and it was carried by a 4-0 vote.
 - b) Budget vs. Actual. Received and filed.
 - c) Financial Statements. Received and filed.

d) Budget Deviation. Director Baskett made a Motion to approve. Director Brown Seconded and it was carried by a 4-0 vote.

e) Delinquent Tenant Report. Not provided.

6. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

Brian Adams, a member of the public, spoke about the continued noise from military aircraft. He would like to see this type of aircraft use Vandenberg Space Force Base. He is concerned about animal safety and the longevity of the runway.

7. Presentation by Great Business Marketing regarding social media marketing for the Santa Maria Public Airport District.

8. Authorization for the President and Secretary to execute the Fifth Amendment of Land Lease between the District and Gresser, Inc. Director Baskett made a Motion to approve. Director Brown Seconded and it was carried by a 4-0 vote. Director Brown added to the record, the secondary Land Lease between the District and Gresser, Inc., shall receive a similar amendment at the end of the initial term which concludes June 30, 2026.

9. Authorization for the General Manager to accept the quote from the JF Will Company, Inc., for emergency repair work on Taxiway "C" and for the President and Secretary to execute the contract between the District and The JF Will Company, Inc., for the repairs. This item was tabled until the next meeting.

RECESS: At 7:00 p.m.

Return to OPEN SESSION: At 7:05 p.m. The Board and staff reconvened to Open Session.

10. Closed Session. At 7:05 p.m. the Board went into Closed Session to discuss the following item(s):

a) Conference with Legal Counsel-Existing Litigation (Paragraph (1) of Subdivision (d) of Section 54956.9): Santa Maria Public Airport District v. California State Water Resources Control Board et al. (San Luis Obispo Superior Court Case No. 24CV-0379).

At 7:38 pm., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

11. Directors' Comments. Director Baskett believes the rate increases were a mistake. He reiterated his fear of drones and asked about recent crimes.

Director Clayton is happy to have one lawsuit settled.

Director Brown announced the passing of Robert Stahl, a long-time tenant of the airport.

Director Moreno is happy the relationship with the Service and the Department of Fish & Wildlife has improved.

12. Adjournment: President Moreno asked for a Motion to adjourn to a Regular Meeting to be held on September 12, 2024, at the regular meeting place. Director Baskett made that Motion, Director Brown Seconded and it was carried by a 4-0 vote.

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 7:43 p.m. on August 22, 2024.

Ignacio Moreno, President

Steven Brown, Secretary

2024-2025

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 073006 to 073018 and electronic payments on Pacific Premier Bank and in the total amount of \$283,865.56.

MARTIN PEHL
GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 073006 to 073018 and electronic payments on Pacific Premier Bank in the total amount of \$283,865.56 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

VERONEKA READE
MANAGER OF FINANCE AND ADMINISTRATION

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF SEPTEMBER 12, 2024.

STEVE BROWN
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
* 73006	8/22/2024	Armstrong's Lock and Key	270.59	FBO Building Maintenance
* 73007	8/22/2024	AT&T	177.48	Telephone Service
* 73008	8/22/2024	City of Guadalupe	\$28,923.15	Security Service/LEO
* 73009	8/22/2024	City of Santa Maria-Util Div	\$13,073.21	Utilities - Water
* 73010	8/22/2024	Gsolutionz, Inc.	\$527.37	Voice Svcs - 7/22/24 - 8/21/24
* 73011	8/22/2024	Interstate Batteries	\$152.20	Vehicle Maintenance
* 73012	8/22/2024	Letters, Inc.	\$118.82	Car Wash
* 73013	8/22/2024	Napa Auto Parts	\$30.44	Vehicle Maintenance
* 73014	8/22/2024	Newton Construction & Mgmt., Inc	\$41,895.00	Customs Facilities
* 73015	8/22/2024	Planes of Fame Air Museum	\$75,000.00	Central Coast Airfest
* 73016	8/22/2024	RB Clean & Sweep	\$500.00	Street Sweeping
* 73017	8/22/2024	Sherwin-Williams	\$655.35	MHP/Pavement Maintenance
* 73018	8/22/2024	The Widroe Group, Inc.	\$18,000.00	Consulting Services
		Subtotal	<u>\$179,323.61</u>	
ACH	8/21/2024	Pacific Premier Bank	\$218.14	Analysis Activity
ACH	8/26/2024	Aflac	\$204.24	Employee Voluntary Insurance
ACH	8/26/2024	Umpqua Bank	\$5,156.03	Computer Software, Office Equipment, Security
ACH	8/26/2024	Frontier Communications	\$266.72	Telephone Service
ACH	8/26/2024	Amazon Capital Services	\$3,012.19	Vehicle Maint., Office Equip., Shop Supplies
ACH	8/27/2024	CalPers	\$7,318.93	Employee Retirement
ACH	8/28/2024	Ultrex	\$20.84	Equipment Lease - Usage Charge
ACH	8/29/2024	Paychex	\$29,868.30	Payroll
ACH	8/29/2024	Paychex	\$8,167.54	Payroll Taxes
ACH	8/30/2024	Paychex	\$209.20	Paychex Invoice
ACH	9/3/2024	Empower Retirement	\$5,763.68	Employee Paid Retirement
ACH	9/3/2024	Ready Refresh	\$197.35	Water Delivery
ACH	9/3/2024	CalPers	\$16,846.00	Unfunded Liability
ACH	9/3/2024	Principal	\$2,802.06	Employee Dental/Life/Disability Insurance
ACH	9/6/2024	Ready Refresh	\$58.14	Water Delivery
ACH	9/9/2024	PG&E	\$23,621.28	Terminal/Admin/Hangar Electricity
ACH	9/9/2024	Frontier Communications	\$811.31	Telephone Service
		Subtotal	<u>\$104,541.95</u>	

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Check Amount	Description
		Total	<u>\$283,865.56</u>	



CONTROLLED KEY SYSTEMS, INC.

US Customs & Border Protection, Santa Maria, CA

Submitted by:

Paul R. Wojdynski, Senior Operations Manager

**Physical Access Control, Video
Surveillance, and Intrusion
Detection Systems Installation**

**3335 Corsair Circle
Santa Maria, CA 93455**

June 4, 2024

Ric Tokoph
Santa Maria Airport District
3217 Terminal Drive
Santa Maria, CA 93455

**Re: US Customs & Border Protection, Santa Maria Airport
3335 Corsair Circle, Santa Maria, CA 93455**

Executive Summary

The US Customs & Border Protection's Santa Maria Airport facility must have agency compliant security systems (i.e. Physical Access Control, Video Surveillance, and Intrusion Detection Systems). This proposal addresses the need for those systems, as well as the cost of the systems and installation. Controlled Key Systems, Inc. has worked extensively with US Customs and Border Protection installing, maintaining, and upgrading the various systems. We maintain a California Contractors License (#528017) for the following classifications: C7 Low Voltage, C28 Lock & Security Hardware, C61/D16 Doors & Hardware. Our Senior Operations Manager, Paul Wojdyski is a Certified Systems Engineer ICAM & PACS (CSEIP), and a Identiv Velocity certified technician, which are required for the PACS system. Our field technicians are Vicon certified for the ViconNet CAVSS, and are also factory certified for the Honeywell/Resideo Intrusion Detection Systems.

Scope of Proposed Upgrade

Access Control System:

A new Access Control System will be installed at the facility, using the Identiv Velocity FICAM compliant software, door controllers, and reader/keypads. The software will be installed on the video workstation that will be in the CBP Office. The door controller, lock power supply, and peripheral ACS devices will be installed in the LAN/OIT Room. Both the door controller and lock power supply will contain battery backup to continue operating, in the event of a power outage. Controlled Key Systems will connect electrified door hardware, being installed by the door & hardware contractor, and will test for proper operation. Two of the doors, according to the hardware submittal, will have integrated "Request to Exit" functions. The balance of the card reader doors will be equipped with InfraRed exit sensors to perform the "Request to Exit" function. Each of the card reader-controlled doors will also be equipped with BMS door status contact switches. Controlled Key Systems will program the initial door setups and door groups, working with the facility's leadership. We will also train authorized station personnel on the programming of the system and enrolling cardholders into the system.

Video Surveillance System:

A new Vicon ViconNet Video Surveillance Network Video Recorder (NVR) will be installed in the LAN Room. There will be one (1) new Power over Ethernet (PoE) network switch to connect the cameras into the new NVR. Two (2) new Windows

ViconNet workstations will be installed in the Baggage Exam area and the CBP Office and connected to the security network. The workstations can also operate multiple monitors if so desired. Controlled Key Systems will train authorized US Customs and Border Protection personnel on the use of the ViconNet video surveillance software.

Intrusion Detection System

The Intrusion Detection System will consist of a Honeywell/Resideo 128BPT alarm control panel in the LAN/OIT Room and will integrate with the Identiv door controller to monitor the card reader controlled doors. The system will also monitor motion detectors and glass break detectors in strategic areas of the building. The Arm/Disarm keypad will be located just inside the Sallyport exterior door. We will partition the system so that the Secure Evidence and LAN/OIT rooms can be armed and disarmed separately. Training on the system will be provided to station personnel.

System Pricing

The pricing for the Physical Access Control, Video Surveillance and Intrusion Detection Systems is attached to this proposal and is summarized as follows:

FICAM Physical Access Control System	\$ 58,524.63
CAVSS Video Surveillance System	\$ 75,134.63
MegaCenter Intrusion Detection Systems	<u>\$ 12,745.58</u>
	\$146,404.84

Please review the attached itemized pricing and contact me with any questions. All of our systems are compliant with government regulations and laws, such as the Americans with Disabilities Act (ADA), the Buy American Act, as well as others. Our systems are NDAA compliant and comprised of state of the art devices and will provide years of excellent service. We also recommend regularly scheduled maintenance on the systems to keep them running smoothly. We truly appreciate the opportunity to present our proposal for this project.

Exclusions:

Unswitched, 110VAC Circuit for control panels (customer to provide)
Any IT related items, such as network connection points, wireless and/or satellite internet functionality, unless specifically listed.

One (1) dedicated phone line for Intrusion System (customer to provide)

Repairs to existing door hardware, except as noted.

General Conditions:

1. This proposal includes standard labor rates and includes prevailing wage or other special wage rates. All work (i.e. installation, testing, training, and inspections, if required) shall be scheduled during regular business hours only. Any work or inspections outside regular business hours shall be in addition to this proposed amount.
2. This proposal is based on the published project schedule at bid time. Delays to the project outside of Controlled Key Systems' control may incur additional expenses.
3. Customer to provide installation area for control panels. Area and size to be determined.

4. Painting, coring, x-raying, woodwork, or drywall patchwork required for the installation of devices is excluded unless otherwise noted.
5. This proposal is valid thirty (30) days from the date shown on the cover page unless specifically approved by Controlled Key Systems.
6. Customer to provide a 110VAC outlet at required locations.
7. Customer will provide all necessary information before programming of the access system database. Controlled Key Systems will train the customer on administration of the system.
8. Any repairs to existing customer owned equipment will be done on a time & material basis.
9. Controlled Key Systems will be notified, in writing by the owner, of any hazardous materials issues that may be encountered on-site prior to the start of the work.
10. Controlled Key Systems will have unencumbered access to all necessary areas, including closed ceilings, tenant areas, engineering areas, etc., to avoid delays in installation. Excessive delays may result in additional charges to the customer.
11. Parking is to be provided, free of charge, to Controlled Key Systems' installation vehicles.

Warranty Terms & Conditions:

1. The term of the Warranty shall be one (1) year labor and one (1) year materials.
2. The warranty period shall commence upon the customer's signature on the "System Acceptance" sheet.
3. The warranty shall cover the cost of replacement parts and the labor to install.
4. Controlled Key Systems reserves the right to repair or replace equipment as necessary utilizing either new or refurbished parts.
5. Parts and equipment that is replaced under this warranty period will be warranted for a period of ninety (90) days, **OR**, the remainder of the original One (1) year warranty, whichever is longer.
6. All warranty work will be performed during normal business hours. After-hours warranty work may incur additional charges.

Project Authorization

The undersigned hereby authorizes Controlled Key Systems to proceed with the "Scope of Work" as described previously, outlining the Exclusions, General Conditions, and Warranty Terms & Conditions.

Purchase Order Number: _____

Authorized by:

_____	_____	_____	_____
Signature	Print Name	Title	Date

Conclusion

All of us at Controlled Key Systems appreciate your interest and confidence in our company. Please be assured that we will always provide you with the best that we have to offer. We look forward to working with you and your staff. Once again, thank you, and if you have any questions, or need additional information, please contact me.

Sincerely,

Paul R. Wojdynski

Paul R. Wojdynski, CPL

CONTROLLED KEY SYSTEMS, INC.

17248 Red Hill Avenue, Irvine, CA 92614

(949) 756-1121 Fax (949) 756-1143

<input type="checkbox"/> ESTIMATE	<input type="checkbox"/> QUOTE	<input checked="" type="checkbox"/> PROPOSAL	Date	06/04/24	No.	060424SMX1
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To: Santa Maria Airport District Office
3217 Terminal Drive
Santa Maria, CA 93455

Est. Del.	As Scheduled
Terms:	Net 30 Days oac
Salesperson	Paul Wojdyski
F.O.B.	Installed

Attn: Ric Tokoph	Phone: 805 922-1726 x113 email: rtokoph@santamariaairport.com
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Re: USCBP, 3335 Corsair Circle, Santa Maria, CA 93455 Cost to supply and install a HSPD12/PIV/FICAM compliant Physical Access Control System

Qty	Description	Price	U/M	Amount
1	Identiv VELFED100, Velocity FICAM Software w/1 year license	\$4,842.00	ea	\$4,842.00
1	Identiv VCCS, Velocity Certificate Checking Software w/1 year license	\$7,049.00	ea	\$7,049.00
1	Identiv Mx-8-N3-FICAM, Eight Door Controller	\$6,064.00	ea	\$6,064.00
1	Identiv REB8, Relay Expansion Board	\$514.00	ea	\$514.00
1	LSP FPO150/2502C8P2D8P, Lock Power Supply	\$1,251.00	ea	\$1,251.00
6	Identiv 8212ABTF000, FICAM Card Reader/Keypad	\$612.00	ea	\$3,672.00
6	Identiv SBMS-L2HSS, BMS Security Door Contact	\$575.00	ea	\$3,450.00
4	Kantech T-REX-LT, Request to Exit Sensor	\$110.00	ea	\$440.00
2	STI SS2209EM-EN, Duress Button	\$92.00	ea	\$184.00
1	STI SA5600-A, Amber Duress Siren/Strobe	\$96.00	ea	\$96.00
1	Camden CM-1190-7224, Duress Reset Key Switch	\$178.00	ea	\$178.00
10	Access Control Wire/Electrical Supplies	\$125.00	ea	\$1,250.00
	State Sales Tax (Santa Maria, CA)	8.75%		\$2,536.63
76	Installation Hours	\$143.00	hr	\$10,868.00
20	Programming Hours	\$177.50	hr	\$3,550.00
20	Travel Hours	\$143.00	hr	\$2,860.00
36	Meals/Lodging (3 techs x 12 Days = 36)	\$270.00	day	\$9,720.00
	TOTAL			\$58,524.63

*Estimates are based on customer provided information. Additional parts, services and/or labor, other than that listed above, will be brought to customer's attention and, upon approval, will be billed accordingly. Returned materials may be subject to a 15% restocking fee. Special order items may not be able to be returned.

APPROVED BY:	DATE:
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PRICES ARE GUARANTEED FOR 30 DAYS FROM DATE LISTED ABOVE

Please refer to the number above when placing your order

Thank You!

Recording Requested by:
CHIEF DEPUTY CITY CLERK
CITY OF SANTA MARIA, CA

When recorded, mail this document and
tax statements (if any) to:
Chief Deputy City Clerk Donna Schwartz
City of Santa Maria
110 E. Cook Street, Rm. 3
Santa Maria, CA 93454

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO FEE PER GOV'T CODE SECTION 6103

**ABANDONMENT OF
EASEMENT FOR WATER PURPOSES**

DOCUMENTARY TRANSFER TAX \$ <u>zero (0)</u>
EXEMPTION (R&T CODE) <u>§11922</u>
EXPLANATION <u>Municipal Govt. Agency</u>
Signature of Declarant or Agent Determining Tax

The undersigned, as their interests may appear, hereby abandon a waterline and well site #15 easement for water purposes through and across the following described property:

(SEE EASEMENT SKETCH, EXHIBIT "A," ATTACHED HERETO)

(SEE EASEMENT DESCRIPTION, EXHIBIT "B," ATTACHED HERETO)

REF: Airport District

APPROVED AS TO FORM:

BY: _____
City Attorney
Thomas T. Watson

DATED: _____

CONTENTS:

BY: _____
Reese Riddiough, P.E. 18,035
City Surveyor
Public Works Department

BY: _____
Ignacio Moreno
President

BY: _____
Steve Brown
Secretary

Recording Requested by:
CHIEF DEPUTY CITY CLERK
CITY OF SANTA MARIA, CA

When recorded, mail this document and
tax statements (if any) to:
Chief Deputy City Clerk Donna Schwartz
City of Santa Maria
110 E. Cook Street, Rm. 3
Santa Maria, CA 93454

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO FEE PER GOV'T CODE SECTION 6103

**GRANT OF EASEMENT
FOR
WATER PURPOSES**

DOCUMENTARY TRANSFER TAX \$ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal Govt. Agency

Signature of Declarant or Agent Determining Tax

The undersigned, as their interests may appear, hereby grant to the City of Santa Maria, a municipal corporation, easements for water purposes including the construction, maintenance, and replacement of a waterline and establishment of well site #15, including appurtenances in, on, over, under, through, and across the following described property:

(SEE EASEMENT SKETCH, EXHIBIT "A," ATTACHED HERETO)

(SEE EASEMENT DESCRIPTION, EXHIBIT "B," ATTACHED HERETO)

REF: Airport District

APPROVED AS TO FORM:

BY: _____
City Attorney
Thomas T. Watson

DATED: _____

CONTENTS:

BY: _____
Reese Riddiough, P.E. 18,035
City Surveyor
Public Works Department

BY: _____
Ignacio Moreno
President

BY: _____
Steve Brown
Secretary

EXHIBIT B

LEGAL DESCRIPTION

20-FOOT-WIDE WATERLINE AND WELL SITE 15 EASEMENT ABANDONMENT

LYING WITHIN THE RANCHO PUNTA DE LA LAGUNA AND THE PADEREWSKI SUBDIVISION NO. 1 AS SHOWN ON THE SURVEY FILED ON BOOK 29 OF RECORDS OF SURVEY, AT PAGE 141 IN THE RECORDER'S OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA. SAID EASEMENT ABANDONMENT IS A PORTION OF THAT CERTAIN LAND DESCRIBED IN THE DOCUMENT RECORDED ON JANUARY 7, 1992 AS INSTRUMENT NUMBER 92-001067 IN SAID RECORDER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 20-FOOT-WIDE WATERLINE EASEMENT COMMENCING AT THE INTERSECTION OF ELEVENTH STREET AND "E" STREET AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 21 DEGREES 52 MINUTES 43 SECONDS EAST 567.14 FEET TO A POINT ON THE CENTERLINE OF A 20-FOOT-WIDE WATERLINE EASEMENT DESCRIBED IN SAID INSTRUMENT NUMBER 92-001067, SAID POINT BEING SOUTH 02 DEGREES 18 MINUTES 38 SECONDS WEST 390.55 FEET FROM POINT "C" OF SAID INSTRUMENT NUMBER 92-001067;

THENCE SOUTH 02 DEGREES 18 MINUTES 38 SECONDS WEST ON SAID CENTERLINE 1296.48 FEET;

THENCE CONTINUING ON SAID CENTERLINE SOUTH 87 DEGREES 41 MINUTES 22 SECONDS EAST 735.07 FEET TO POINT "D" OF SAID INSTRUMENT NUMBER 92-001067;

THENCE SOUTH 02 DEGREES 18 MINUTES 38 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING OF WATER WELL SITE PARCEL "D" OF SAID INSTRUMENT NUMBER 92-001067;

THENCE CONTINUING SOUTH 02 DEGREES 18 MINUTES 38 SECONDS WEST 125.00 FEET;

THENCE NORTH 87 DEGREES 41 MINUTES 22 SECONDS WEST 125.00 FEET;

THENCE CONTINUING NORTH 02 DEGREES 18 MINUTES 38 SECONDS EAST 125.00 FEET;

THENCE SOUTH 87 DEGREES 41 MINUTES 22 SECONDS EAST 125.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL D.

THE SIDELINES OF SAID 20-FOOT-WIDE WATERLINE EASEMENT SHALL BE EXTENDED OR SHORTENED TO MEET AT END AND ANGLE POINTS SO AS TO CREATE A CLOSED FIGURE.

THE ABOVE-DESCRIBED FIGURE IS GRAPHICALLY DEPICTED ON THE ATTACHED EXHIBIT A, AND BY REFERENCE IS MADE A PART HEREOF.


END OF DESCRIPTION.





LEGEND

 PORTION OF EASEMENT TO BE ABANDONED

 CENTERLINE OF EXISTING 20' UTILITY EASEMENT PER I.N. 92-001067

PT. "C" OF I.N. 92-001067

PARCEL "C" OF I.N. 92-001067

POINT OF BEGINNING

POINT OF COMMENCEMENT

¢ OF 11TH ST. PER R/S 29-141

¢ OF "E" ST. PER R/S 29-141

L1 TIE LINE

L2

L3

L4

POINT "D" OF I.N. 92-001067

PARCEL "D" OF I.N. 92-001067

DETAIL "A" SEE SHT-2

SEE SHT. 2 FOR DETAILS AND LINE TABLE

TARTAGLIA
ENGINEERING

CITY OF SANTA MARIA
20' WATERLINE & WELL 15 EASEMENT ABANDONMENT


EXHIBIT A

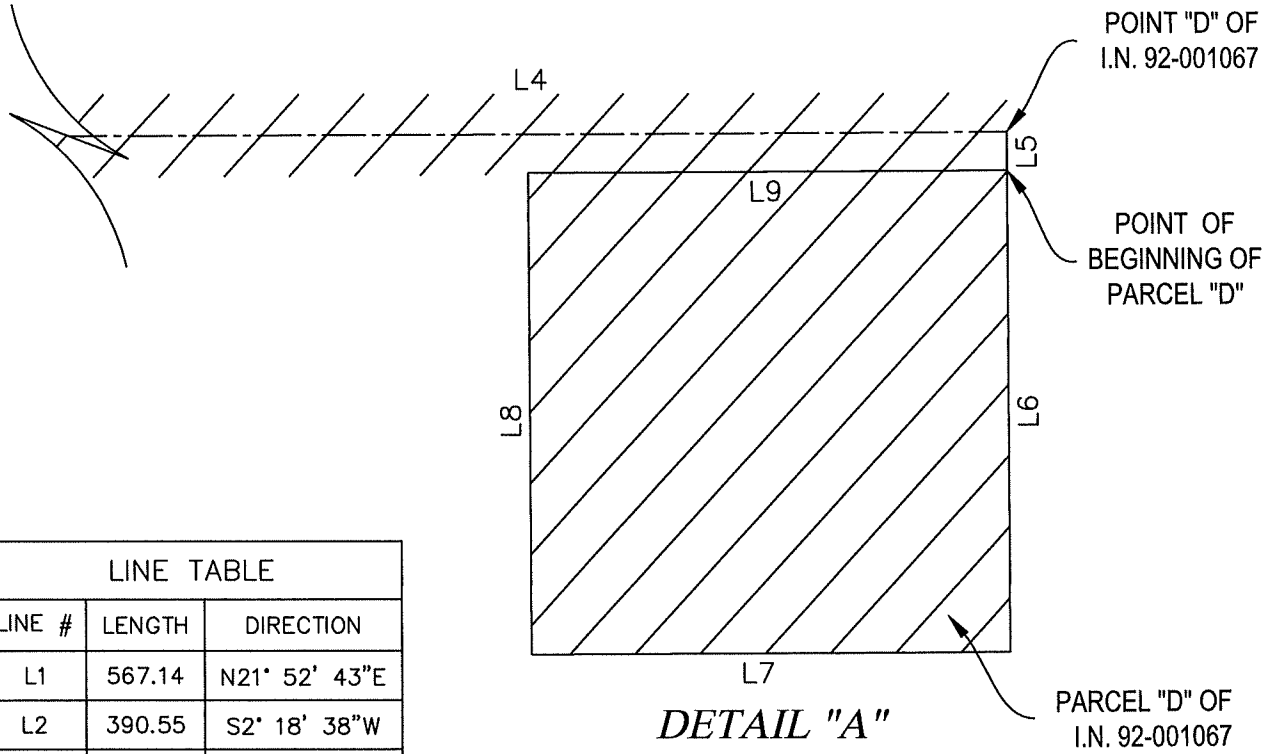
SCALE: 1"=300'
DATE 4-11-2024
SHEET 1 OF 2



LEGEND

 PORTION OF EASEMENT TO BE ABANDONED

 CENTERLINE OF EXISTING 20' UTILITY EASEMENT PER I.N. 92-001067



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	567.14	N21° 52' 43"E
L2	390.55	S2° 18' 38"W
L3	1296.48	S2° 18' 38"W
L4	735.07	S87° 41' 22"E
L5	10.00	S2° 18' 38"W
L6	125.00	S2° 18' 38"W
L7	125.00	N87° 41' 22"W
L8	125.00	N2° 18' 38"E
L9	125.00	S87° 41' 22"E

TARTAGLIA
ENGINEERING

CITY OF SANTA MARIA
20' WATERLINE & WELL 15 EASEMENT ABANDONMENT

SCALE: 1"=50'
DATE 4-11-2024
SHEET 2 OF 2

EXHIBIT A

Mapcheck 1: 20' EASEMENT CENTERLINE ABANDONMENT

Closure Summary

Precision, 1 part in: 1441628.60'
Error distance: 0.00'
Error direction: S9° 45' 22"E
Area: 472825.88 Sq. Ft.
Square area: 472825.88
Perimeter: 3540.62'

Point of Beginning

Easting: 31.90'
Northing: 1670.55'

Side 1: Line 3

Direction: S2° 18' 38"W
Angle: [2.311 (d)]
Deflection angle: [-177.69 (d)]
Distance: 1296.48'
Easting: -20.37'
Northing: 375.12'

Side 2: Line 4

Direction: S87° 41' 22"E
Angle: [90.00 (d)]
Deflection angle: [-90.00 (d)]
Distance: 735.07'
Easting: 714.11'
Northing: 345.49'

Side 3: Line 5

Direction: S2° 18' 38"W
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 10.00'
Easting: 713.70'
Northing: 335.50'

Side 4: Line (closing course)

Direction: N27° 03' 11"W
Angle: [-29.36 (d)]
Deflection angle: [150.64 (d)]
Distance: 1499.07'
Easting: 31.90'
Northing: 1670.55'

Mapcheck 2: WELL SITE ABANDONMENT

Closure Summary

Precision, 1 part in: 500000000.00'
Error distance: 0.00'
Error direction: N0° 00' 00"E
Area: 15625.00 Sq. Ft.
Square area: 15625.00
Perimeter: 500.00'

Point of Beginning

Easting: 771.39'
Northing: 366.57'

Side 1: Line 6

Direction: S2° 18' 38"W
Angle: [2.31 (d)]
Deflection angle: [-177.69 (d)]
Distance: 125.00'
Easting: 766.36'
Northing: 241.67'

Side 2: Line 7

Direction: N87° 41' 22"W
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 641.46'
Northing: 246.71'

Side 3: Line 8

Direction: N2° 18' 38"E
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 646.50'
Northing: 371.61'

Side 4: Line 9

Direction: S87° 41' 22"E
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 771.39'
Northing: 366.57'

EXHIBIT B

LEGAL DESCRIPTION

20-FOOT-WIDE WATERLINE AND WELL SITE 15 EASEMENT

LYING WITHIN THE RANCHO PUNTA DE LA LAGUNA AND THE PADEREWSKI SUBDIVISION NO. 1 AS SHOWN ON THE SURVEY FILED ON BOOK 29 OF RECORDS OF SURVEY, AT PAGE 141 IN THE RECORDER'S OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 20-FOOT-WIDE WATERLINE EASEMENT COMMENCING AT THE INTERSECTION OF ELEVENTH STREET AND "E" STREET AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 16 DEGREES 43 MINUTES 15 SECONDS EAST 763.27 FEET TO A POINT ON THE CENTERLINE OF A 20-FOOT-WIDE WATERLINE EASEMENT DESCRIBED IN THE DOCUMENT RECORDED ON JANUARY 7, 1992 AS INSTRUMENT NUMBER 92-001067 IN SAID RECORDER'S, SAID POINT BEING SOUTH 02 DEGREES 18 MINUTES 38 SECONDS WEST 390.55 FEET FROM POINT "C" OF SAID INSTRUMENT NUMBER 92-001067, AND BEING THE **POINT OF BEGINNING** OF THE CENTERLINES OF THE FOLLOWING DESCRIBED PARCELS 1 AND 2;

PARCEL 1:

BEGINNING AT SAID POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 18 MINUTES 44 SECONDS WEST 204.86 FEET.

PARCEL 2:

BEGINNING AT SAID POINT OF BEGINNING;

THENCE SOUTH 62 DEGREES 58 MINUTES 45 SECONDS EAST 1655.17 FEET;

THENCE SOUTH 37 DEGREES 29 MINUTES 58 SECONDS WEST 1038.05 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A", SAID POINT BEING SOUTH 51 DEGREES 30 MINUTES 43 SECONDS EAST 1356.99 FEET FROM SAID POINT OF COMMENCEMENT;

WELL SITE PARCEL:

BEGINNING AT SAID POINT "A";

THENCE SOUTH 52 DEGREES 30 MINUTES 02 SECONDS EAST 10.00 FEET;

THENCE SOUTH 37 DEGREES 29 MINUTES 58 SECONDS WEST 125.00 FEET;

THENCE NORTH 52 DEGREES 30 MINUTES 02 SECONDS EAST 125.00 FEET;

THENCE NORTH 37 DEGREES 29 MINUTES 58 SECONDS EAST 125.00 FEET;

THENCE SOUTH 52 DEGREES 30 MINUTES 02 SECONDS EAST 115.00 FEET TO SAID POINT "A", BEING THE POINT OF BEGINNING OF SAID WELL SITE PARCEL.

THE SIDELINES OF SAID 20-FOOT-WIDE WATERLINE EASEMENT SHALL BE EXTENDED OR SHORTENED TO MEET AT END AND ANGLE POINTS SO AS TO CREATE A CLOSED FIGURE.

THE ABOVE-DESCRIBED FIGURE IS GRAPHICALLY DEPICTED ON THE ATTACHED EXHIBIT A, AND BY REFERENCE IS MADE A PART HEREOF.

END OF DESCRIPTION





PT. "C" OF
I.N. 92-001067

PARCEL "C" OF
I.N. 92-001067

POINT OF BEGINNING
OF PARCELS 1 & 2

PARCEL 1

PARCEL 2

POINT OF
COMMENCEMENT

CL OF 11TH ST.
PER R/S 29-141

CL OF "E" ST.
PER R/S 29-141

L1
TIE LINE

L11
TIE LINE

L8

L7

SEE DETAIL "A"
SHEET 2

PT. "A" OF
I.N. 92-001067
(END OF CL)

PARCEL 3

LEGEND

———— CENTERLINE OF NEW 20'
WATERLINE EASEMENT

----- CENTERLINE OF EXISTING 20'
UTILITY EASEMENT PER I.N.
92-001067

SEE SHT. 2 FOR DETAILS AND LINE TABLE

TARTAGLIA
ENGINEERING

CITY OF SANTA MARIA
20' WATERLINE & WELL 15 EASEMENT

EXHIBIT A

SCALE: 1"=300'

DATE 4-11-2024

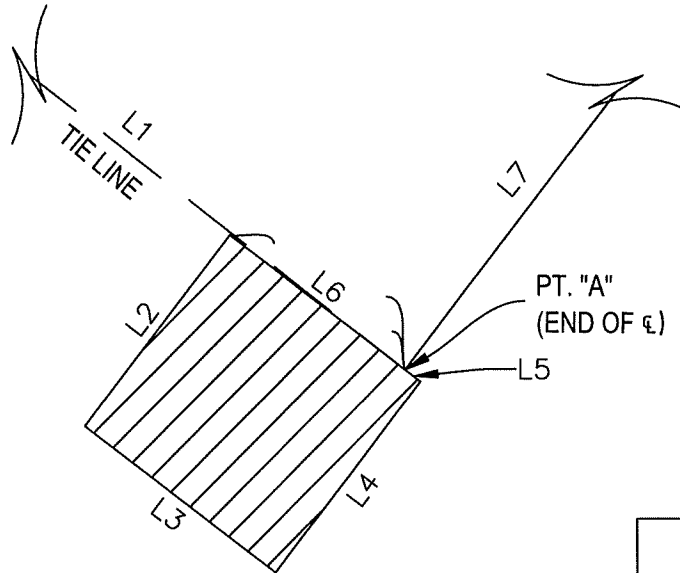
SHEET
1 OF 2



LEGEND

———— CENTERLINE OF NEW 20' WATERLINE EASEMENT

----- CENTERLINE OF EXISTING 20' UTILITY EASEMENT PER I.N. 92-001067



DETAIL "A"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1356.99	N51° 30' 43"W
L2	125.00	N37° 29' 58"E
L3	125.00	N52° 30' 02"W
L4	125.00	S37° 29' 58"W
L5	10.00	S52° 30' 02"E
L6	115.00	S52° 30' 02"E
L7	1038.05	S37° 29' 58"W
L8	1655.17	S62° 58' 45"E
L9	185.68	N2° 18' 38"E
L10	204.86	S2° 18' 44"W
L11	763.27	N16° 43' 15"E

TARTAGLIA
ENGINEERING

CITY OF SANTA MARIA
20' WATERLINE & WELL 15 EASEMENT

EXHIBIT A

SCALE: 1"=100'

DATE 4-11-2024

SHEET
2 OF 2

Mapcheck 1: PARCEL 2 – CENTERLINE OF NEW 20' WATERLINE EASEMENT

Closure Summary

Precision, 1 part in: 400115.73'
Error distance: 0.00'
Error direction: N49° 00' 10"E
Area: 1325686.66 Sq. Ft.
Square area: 1325686.66
Perimeter: 4813.48'

Point of Beginning

Easting: 686.75'
Northing: -13110.25'

Side 1: Line 8

Direction: S62° 58' 45"E
Angle: [-62.98 (d)]
Deflection angle: [117.02 (d)]
Distance: 1655.17'
Easting: 2161.24'
Northing: -13862.21'

Side 2: Line 7

Direction: S37° 29' 58"W
Angle: [-79.52 (d)]
Deflection angle: [100.48 (d)]
Distance: 1038.05'
Easting: 1529.33'
Northing: -14685.76'

Side 3: Line 1

Direction: N51° 30' 43"W
Angle: [-89.01 (d)]
Deflection angle: [90.99 (d)]
Distance: 1356.99'
Easting: 467.16'
Northing: -13841.23'

Side 4: Line 11

Direction: N16° 43' 15"E
Angle: [-111.77 (d)]
Deflection angle: [68.23 (d)]
Distance: 763.27'
Easting: 686.76'
Northing: -13110.24'

Mapcheck 2: PARCEL 3 – NEW WELL SITE EASEMENT

Closure Summary

Precision, 1 part in: 500000000.00'
Error distance: 0.00'
Error direction: N0° 00' 00"E
Area: 15625.00 Sq. Ft.
Square area: 15625.00
Perimeter: 500.00'

Point of Beginning

Easting: 7989.42'
Northing: -12190.22'

Side 1: Line 5

Direction: S52° 30' 02"E
Angle: [-52.50 (d)]
Deflection angle: [127.50 (d)]
Distance: 10.00'
Easting: 7997.35'
Northing: -12196.30'

Side 2: Line 4

Direction: S37° 29' 58"W
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 7921.25'
Northing: -12295.47'

Side 3: Line 3

Direction: N52° 30' 02"W
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 7822.08'
Northing: -12219.38'

Side 4: Line 2

Direction: N37° 29' 58"E
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 125.00'
Easting: 7898.18'
Northing: -12120.21'

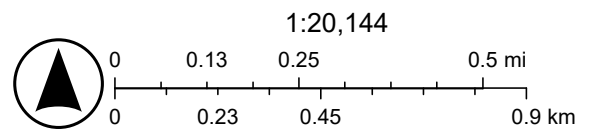
Side 5: Line 6

Direction: S52° 30' 02"E
Angle: [-90.00 (d)]
Deflection angle: [90.00 (d)]
Distance: 115.00'
Easting: 7989.42'
Northing: -12190.22'

City of Santa Maria Well Field Location Map



7/24/2024



Notice of Exemption

To:

Office of Planning and Research
For U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

From:

Santa Maria Public Airport
District
3217 Terminal Drive
Santa Maria, CA 93455



Street Address:

1400 Tenth Street
Sacramento, CA 95814

[\[email\]](#)

805-922-1726

Project Title: HP SL 36-1007 San Maria Airport Relocation

Project Location: The project is located in the City of Santa Maria, on Santa Maria Public Airport District property and Airport District ROW (Skyway Drive), and in the County of Santa Barbara. The project is adjacent to the Santa Maria Airport and involves a portion of assessor parcel numbers: 111-231-017, 111-231-019, and 111-231-011.

Project Description: The alignment of SoCalGas' 36-inch-high-pressure supply line SL 36-1007 is at a shallow depth under the airplane taxiway for the Santa Maria Airport. The cover over the pipeline is insufficient for airplane traffic and is considered out of compliance. The project would relocate the pipeline south of the runway and outside of the fence line for the Airport and abandon the portion of supply line within the fence line. The Santa Maria Airport District is issuing new right-of-way to SoCalGas for the relocated pipeline, and a temporary right-of-entry for one or more staging/laydown areas to support construction of the realignment.

Public Agency Approving Project: Santa Maria Public Airport District

Person or Agency Carrying Out Project: Southern California Gas Company (SoCalGas)

Exempt Status:

- Statutory Exemption. Public Resources Code Section 21080(b)(4)
- Categorical Exemption. State CEQA Guidelines Section 15301(b)

Reasons why project is exempt:

Public Resources Code Section 20180(b)(4) is for specific actions necessary to prevent or mitigate an emergency. Project activities are necessary to protect the integrity of SL 36-1007001 and prevent an emergency condition.

State CEQA Guidelines Section 15301(b) is for the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, including existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. The project involves the minor alteration of an existing facility and involves no expansion of gas capacity or service. In addition, the project does not meet any of the exceptions precluding the application of a categorical exemption under section 15300.2 on cumulative impacts, significant effects, scenic highways, hazardous waste sites, or historic resources.

Santa Maria Airport District Contact: _____

Signature: _____ Date: _____

Date received for filing at OPR:

Recording Requested by and
when recorded mail to:

Southern California Gas Company
8101 Rosemead Blvd., SC722K
Pico Rivera, California 90660-5100
Attn.: Land & Right of Way

DOCUMENTARY TRANSFER TAX \$0 CONVEYANCE OF EASEMENT (OIL AND GAS LEASE) AND CONSIDERATION & VALUE IS LESS THAN \$100. R&T 11911

LSA: SBA 5659-1, SBA 5659-3, SBA 5658-1, SBA 5658-3, SBA 5657-1

APNs: 111-231-017, 111-231-011, 111-231-019

RW#: 3551

Computed on full value of property conveyed

Computed on full value less liens and encumbrances remaining at time of sale

Southern California Gas Company

AMENDMENT TO RIGHT OF WAY

This Amendment to Right of Way is dated for reference purposes only this **14th day of August, 2024**, and is made and entered into by and between **SOUTHERN CALIFORNIA GAS COMPANY**, a California corporation ("SoCalGas") and **SANTA MARIA PUBLIC AIRPORT DISTRICT**, a public district of the State of California ("Owners"), with reference to the following recitals of fact:

WHEREAS, SoCalGas is the holder of that certain Easement and Right of Way granted to Southern California Gas Company, successor by merger to Southern Counties Gas Company of California, dated July 2, 1943 and recorded July 3, 1943 in Book 573, Page 181 in the Official Records of Santa Barbara County, State of California ("Easement") as amended on November 20, 1984 and recorded on April 24, 1985 as Document No. 1985-020709 in the Official Records of Santa Barbara County, State of California ("Amendment"); the Easement and the Amendment are collectively referred to in this Amendment to Right of Way as the "Right of Way";

WHEREAS, such Right of Way encumbers certain real property owned by Owners which is located in the County of Santa Barbara, State of California;

WHEREAS, the parties desire to amend the legal description of the Right of Way as provided herein;

NOW THEREFORE, incorporating the above recitals and for valuable consideration, the receipt of which is acknowledged hereby, the parties agree as follows:

1. The legal description of the Right of Way shall be amended to that 20-foot-wide strip of land as described in Exhibit "A" and as depicted in Exhibit "B," attached hereto and by this reference incorporated herein,
2. Excepted as modified hereby, all other terms, conditions and provisions of the original right of way remain in full force and effect,
3. This Amendment to Right of Way shall inure to the benefit of and be binding upon the successors and assigns of the respective parties hereto,

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Rights of Way on the dates written below.

SOUTHERN CALIFORNIA GAS COMPANY

DATE: _____

BY: _____
Carlos A. Pena Acuna

TITLE: Land & Right of Way Team Lead

**SANTA MARIA PUBLIC AIRPORT DISTRICT, a
public district of the State of California**

DATE: _____

BY: _____
Ignacio Moreno

TITLE: President of the Board of Directors

RW#: 3551

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 } ss
COUNTY OF _____ }

On _____, 20__ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

Commission #: _____

Commission Expiration: _____

EXHIBIT "A"
Legal Description

A STRIP OF LAND, 20.00 FEET WIDE, BEING A PORTION A OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 34 WEST, SAN BERNARDINO BASELINE & MERIDIAN, AND A PORTION OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO BASELINE & MERIDIAN, LYING WITHIN THE CITY OF SANTA MARIA, THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

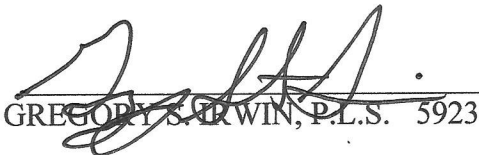
BEGINNING AT THE SOUTHERLY POINT OF INTERSECTION OF THE CENTERLINE INDUSTRIAL PARKWAY WITH THE CENTERLINE OF SKYWAY DRIVE, AS SHOWN ON THE MAP OF SKYWAY INDUSTRIAL PARK, TRACT NO. 5011, SAID MAP BEING RECORDED IN BOOK 76, OF MAPS, PAGES 35 THROUGH 42, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID CENTERLINE OF SKYWAY DRIVE SOUTH 41°47'02" EAST 1150.46 FEET; THENCE SOUTH 2°02'24" WEST 72.21 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID SKYWAY DRIVE, 100.00 FEET WIDE, AS SHOWN ON THE MAP RECORDED IN BOOK 82, OF RECORD OF SURVEYS, PAGE 67, IN SAID OFFICE OF THE COUNTY RECORDER, SAID POINT BEING THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 2°02'24" WEST 418.78 FEET; THENCE SOUTH 41°47'35" EAST 1894.20 FEET; THENCE SOUTH 2°01'09" WEST 1382.02 FEET; THENCE SOUTH 46°59'43" WEST 1518.77 FEET; THENCE NORTH 88°01'05" WEST 284.84 FEET; THENCE SOUTH 1°58'55" WEST 1121.94 FEET; THENCE SOUTH 88°01'05" EAST 53.56 FEET; THENCE SOUTH 1°58'55" WEST 221.03 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF PARCEL ONE, AS DESCRIBED IN THE EASEMENT DEED RECORDED AS DOCUMENT NO. 82-3957, OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER.

THE SIDELINES OF SAID STRIP OF LAND TO BE EXTENDED OR SHORTENED TO INTERSECT AT ANGLE POINTS AND TO TERMINATE NORTHERLY IN SAID SOUTHWESTERLY LINE OF SKYWAY DRIVE AND SOUTHERLY IN SAID NORTHERLY LINE OF PARCEL ONE.

AND AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.




GREGORY S. IRWIN, P.L.S. 5923



SKYWAY TRACT
M B

INDUSTRIAL PARK
NO. 5011
76 / 35-42

INDUSTRIAL
PARKWAY

100'

POINT OF
BEGINNING

CTR. SEC. 34,
T. 10 N., R. 34 W. S.B.B.&M.

P M B 65 / 79-80

R S

TRUE POINT
OF BEGINNING

72.21'
S02°02'24"W

82 / 67

SEC. 34
T. 10 N., R. 34 W.
S.B.B.&M.

R S 110 / 10

418.78'
S02°02'24"W

20.00'
S41°47'35"E

SKYWAY DRIVE 100'

SEE SHEET 2

EXHIBIT "B"

SCALE: 1" = 300'

DATE: 08-25-24

PREPARED BY: GSI

W.O.:

W.R.:

A.S.:

A.P.N.: 111-231-017

FILE: 2024-048

SOUTHERN CALIFORNIA GAS COMPANY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

CITY OF SANTA MARIA , COUNTY OF SANTA BARBARA , STATE OF CALIFORNIA

APPROVED BY:  LAND SURVEY ANALYST

GREGORY S. IRWIN, P.L.S. NO. 5923



SEE SHEET 1

SHEET 2 OF 3

SKYWAY DRIVE

R S

SEC. 34

T. 10 N., R. 34 W.

S.B.B.&M.

82 / 67

1894.20'
S41°41'35"E

20.00'

1382.02'
S02°01'03"W

SEC. 3

T. 9 N., R. 34 W.

S.B.B.&M.

ORCUTT EXPRESSWAY

SEE SHEET 3

S46°59'43"W 1518.77'

EXHIBIT "B"

SCALE: 1" = 300'

DATE: 08-25-24

PREPARED BY: GSI

W.O.:

W.R.:

A.S.:

A.P.N.: 111-231-017

FILE: 2024-048

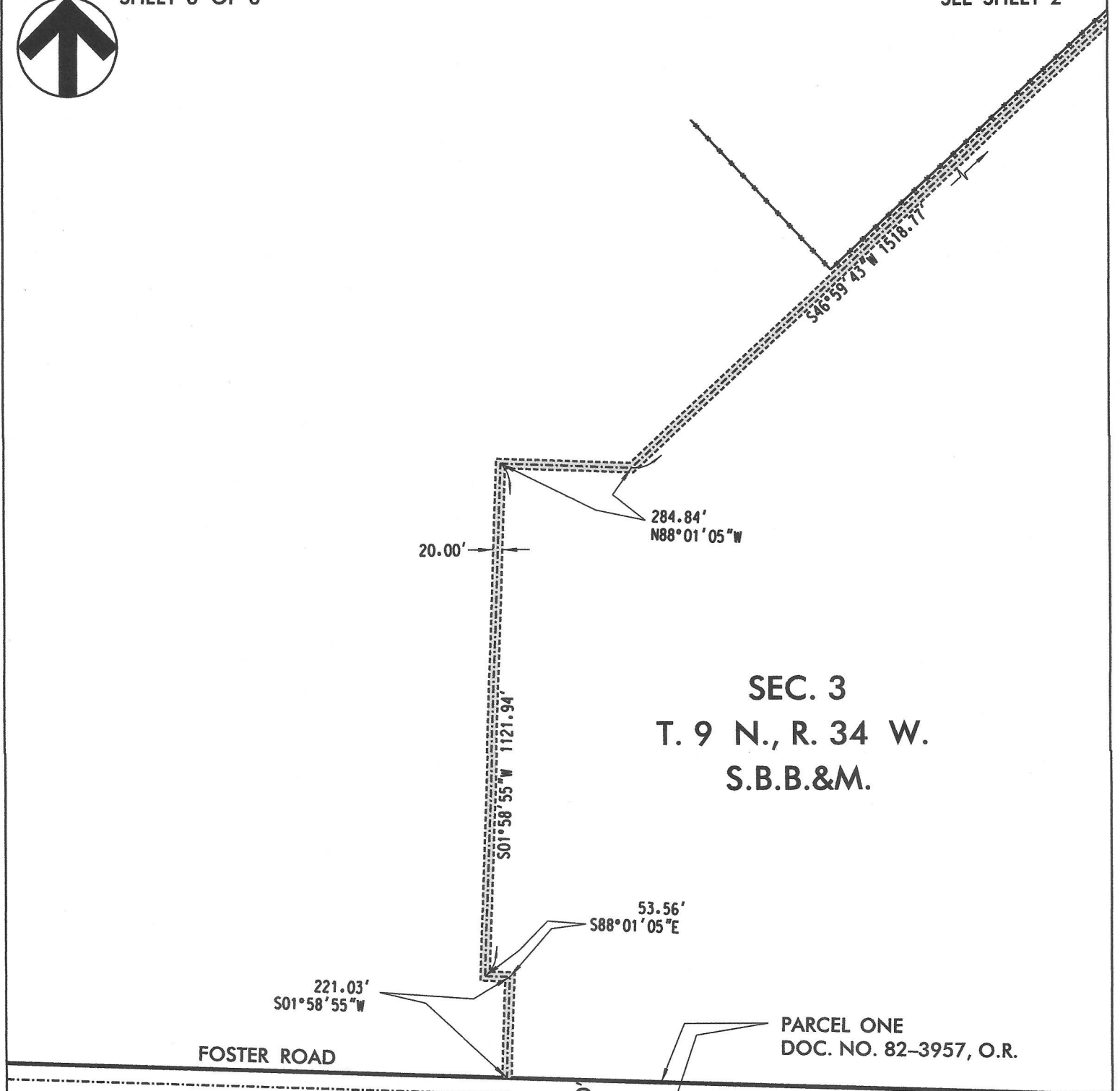
SOUTHERN CALIFORNIA GAS COMPANY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

APPROVED BY:  LAND SURVEY ANALYST

GREGORY S. IRWIN, P.L.S. NO. 5923



SEC. 3
 T. 9 N., R. 34 W.
 S.B.B.&M.

FOSTER ROAD

PARCEL ONE
 DOC. NO. 82-3957, O.R.

R S

145 / 1-2

EXHIBIT "B"

SOUTHERN CALIFORNIA GAS COMPANY

PLAT TO ACCOMPANY LEGAL DESCRIPTION

CITY OF SANTA MARIA , COUNTY OF SANTA BARBARA , STATE OF CALIFORNIA

APPROVED BY: *[Signature]* LAND SURVEY ANALYST

GREGORY S. IRWIN, P.L.S. NO. 5923

SCALE: 1" = 300'

DATE: 08-25-24

PREPARED BY: GSI

W.O.:

W.R.:

A.S.:

A.P.N.: 111-231-017

FILE: 2024-048

NOTICE INVITING SEALED BIDS

FOR

TAXIWAY CHARLIE STORM DRAIN REPAIR & MAIN HANGAR DRAINAGE IMPROVEMENTS

AT

SANTA MARIA PUBLIC AIRPORT

A-1 NOTICE IS HEREBY GIVEN that sealed bids will be received by the Santa Maria Public Airport District for furnishing all plant, labor, services, materials, tools, items, and facilities necessary therefore, as provided in the contract documents, for a project entitled "Taxiway Charlie Storm Drain Repair & Main Hangar Drainage Improvements" in strict accordance with the contract documents and plans and specifications on file at the office of the General Manager of the District, 3217 Terminal Drive, Santa Maria, California 93455.

A-2 BID SUBMITTAL INSTRUCTIONS – Bids will be received electronically to www.publicpurchase.com on or before **2:00 P.M., Wednesday, October 2nd, 2024**. There will be no public bid opening. Bids shall be made on forms furnished by the District. No bid shall be received from a bidder who has not registered as a plan holder on the Public Purchase website.

A-2.1 BID DOCUMENTS – Bid documents including plans and specifications are available electronically on www.publicpurchase.com.

A-2.2 QUESTIONS – All questions should be directed to the Project Manager, Jason Hargreaves, via the Public Purchase website.

A-2.3 SUBMISSION – All bid documents are to be scanned and uploaded to www.publicpurchase.com in accordance with its procedures and protocols.

A-3 DESCRIPTION OF WORK – The work comprises of the following:

- Airfield safety and security.
- Sawcut, and removal of existing asphalt and portland cement concrete pavement sections.
- Earthwork and subgrade preparation.
- Repair existing 42" RCP storm drain.
- Trench backfill.
- Installation of new concrete encased trench drain.
- Installation on new storm drain and catch basins.
- Construction of new pavement structural section, including aggregate base, and hot-mix asphalt pavement.

A-3.1 LICENSE REQUIREMENTS — The type of contractor's license required is **Engineering A**.

A.4 QUANTITIES – Quantities given in the Bid Schedule of the proposal are approximate only and are given solely for the basis of comparison of bids. The contractor will be paid for actual work accomplished, including materials and equipment actually installed and accepted, at the unit price bid in the appropriate items of the Bid Schedule.

A.5 CONTRACT TIME – The contract award, if made, will be made within thirty (30) days after opening of bids. No bidder may withdraw his bid within said period. The work shall commence within 10 days after receiving a written notice to proceed and shall be prosecuted diligently. The work shall be completed within **55 working days**. The notice to proceed will be issued within 10 days after the contractor awarded the contract has properly signed the contract documents and furnished the required bonds and insurance policies and certificates. If the Contractor refuses or fails to complete the work within the time specified, including authorized extensions, there shall be deducted from monies due the Contractor, not as a penalty but as liquidated damages, the sum of **\$1,200.00** for each calendar day subsequent to the time specified and until the work is completed and accepted up to and including thirty (30) calendar days past the date established for completion. Contractor shall pay to District the sum of **\$2,000.00** per calendar day as liquidated damages for each calendar day that Project shall remain incomplete past thirty (30) calendar days after the date established for completion.

A-6 OWNER RIGHT TO AWARD OR REJECT – The District reserves the right, after opening bids, to reject any or all bids, or to make an award to the lowest responsible bidder and reject all other bids. The District reserves the right to waive any informalities or irregularities in any bid which it may deem necessary in its' best interests and as necessary to make an award.

A-7 SITE CONDITIONS – Each bidder shall carefully examine the drawings, read the specifications and other contract documents, and shall visit the site of the proposed work to become fully informed as to all existing conditions and limitations that may affect the execution of the work under the contract, and the bidder shall include in the prices bid, the cost of all incidentals and appurtenances.

A-8 JOB WALK – **A MANDATORY PRE-BID JOB WALK is scheduled for 10:00 A.M, Monday, September 23, 2024.** Prospective Bidders are to meet at the Airport District office at 3217 Terminal Drive, Santa Maria, CA. The failure or omission of any bidder to receive or examine any form, instrument, addendum, or other document, or its failure to visit and become acquainted with conditions at the site shall in no respect relieve the bidder from any obligation imposed by its proposal or by the contract. The submittal of a proposal shall be taken as prima facie evidence of compliance with all instructions contained herein.

A-9 ELIGIBILITY OF BIDDERS – No bid will be accepted from a bidder who does not hold a valid Contractor's License issued by the State of California, and his license number must appear on the proposal.

A-9.1 COMPETENCY OF BIDDERS – Each bidder shall furnish the District with satisfactory evidence of his competency to perform the work proposed. The District reserves the right to reject a bid if the bidder has not submitted a statement of his qualifications prior to the date of the opening of the bids.

Bidders must submit their qualifications prior to or with submission of the bid. The bidders will be required to furnish a statement covering experience on similar work and a list of machinery, plant and other equipment available for the proposed work. The District reserves the right to make such investigation of the information submitted as is deemed necessary, before a rating is given, and to disqualify any contractor from bidding if deemed in the best interest of the District.

The bidder shall also submit a statement relating to his experience in performing construction work similar to that for which he is offering a proposal. He shall also file with the District a statement relating to the amount and condition of his equipment as often as may be required by the District. All bidders shall submit prior to or with their bid proposals the aforementioned statements of experience and equipment. Failure to comply with the foregoing instructions will be sufficient reason to reject the bid.

A-10 PREVAILING RATES OF WAGES – The minimum wages to be paid for labor shall not be less than the general prevailing per diem wage and rates for overtime and general holidays as determined by the Director of the Department of Industrial Relations, State of California, pursuant to California Labor Code Sections 1770, 1773, and 1773.1, which wage rates are available for inspection at the District office. The District complies with SB 854. All contractors and subcontractors must be registered with the State Department of Industrial Relations (DIR) at the time of bid, for prevailing wage monitoring. The District will review the DIR registration list for confirmation of participation.

A-11 PROPOSAL GUARANTEE – Each bid shall be accompanied by a certified check, cashier's check, or surety bid bond made payable to the District, in an amount equal to at least 10% of the amount of the total bid, and no bid shall be considered unless said check or bid bond is enclosed therewith said amount to be forfeited to the District, should the bidder to whom the contract is awarded fail to enter into the contract in accordance with his bid proposal and submit the required bonds in an amount equal to the full amount of the bid price, as referred to in paragraph below titled "Contract and Payment Bonds", within 10 days after being mailed notice of such award and contract for execution.

A-12 CONTRACT AND PAYMENT BONDS – The Contractor shall deposit with the District a surety bond guaranteeing faithful performance of the contract, and a surety bond guaranteeing payment for all labor, materials, rentals, etc. Each bond shall be in an amount equal to 100% of the amount of the contract, shall be on forms prescribed by the District, and shall be executed by a corporate surety licensed to do business in California.

A-13 DBE REQUIREMENTS – This project is funded by the Santa Maria Public Airport District. Bidders shall provide good faith effort documentation of meeting the District DBE participation goal. The DBE goal for this project is 8.75%.

A-14 CONSTRUCTION COST ESTIMATE – The Engineer's probable cost of construction for the project is **\$480,000.00**.

A-15 AWARD OF CONTRACT – The contract award, if made, will be made within thirty (30) calendar days after opening of the bids. No bidder may withdraw its bid within said period. The selected contractor, prior to issuance of a contract, shall provide the District a paper copy original of their bid submission, including original bid signature page, surety bonds (or other financial instruments) and notarized statements and signature pages. The envelope shall be addressed to and delivered or mailed to: the Santa Maria Public Airport District, Attention Martin Pehl, General Manager, 3217 Terminal Drive, Santa Maria, California 93455. The envelope shall be plainly marked in the upper left-hand corner with the name and address of the bidder and shall bear the words: "**Taxiway Charlie Storm Drain Repair & Main Hangar Drainage Improvements – Selected Contractor Original Bid Documentation.**" The certified or cashier's check, money order, or bid bond shall be enclosed in the same envelope with the original bid paperwork. Failure to provide within five (5) working days will preclude forward movement with contract. The Notice to Proceed will be issued within ten (10) working days after the contractor awarded the contract has properly signed the contract documents and furnished the required bonds and insurance policies and certificates. Work shall commence within ten (10) working days after receiving written notice to proceed.

By order of the Santa Maria Public Airport District.

SANTA MARIA PUBLIC AIRPORT DISTRICT

Dated: September 9, 2024

By: Martin Pehl, General Manager

Advertise 1: Wednesday, September 11, 2024

Advertise 2: Wednesday, September 18, 2024

MEMO
SEPTEMBER 5, 2024

TO: Martin Pehl, General Manager
PROJECT: Taxiway Charlie Sink Hole
SUBJECT: Repair Scope and Estimate
FROM: John A. Smith, Tartaglia Engineering

During a recent inspection of airfield pavements, including those serving Runway 2-20, a localized depression was observed within the paved surface of Taxiway Charlie. The surface anomaly was about 5 feet wide by 15 feet long, with a settlement of over 3-inches. The taxiway has been temporary closed until such time as the stretch can be made safe.

A review of the site and historical records for the airport indicates:

1. There is a 48" reinforced concrete pipe (RCP) extending across Taxiway C at this location. The alignment is not exactly perpendicular to the taxiway but skewed about 20 degrees. It is apparent the storm drain was installed during initial military base construction, along with this Taxiway C.
2. This storm drain serves a large portion of the airport including the farming operation west of Taxiway E, southwest of Runway 12-30, and east of Runway 2-20.
3. Original construction of Taxiway C during development of the military base included a panelized portland cement concrete surface course.
4. At this same location along the taxiway, there exists a smaller diameter, pressure pipe crossing the taxiway, above the storm drain, and almost but not quite the same alignment. Timing of the installation of this pipe, relative to construction of the taxiway, has not been determined (could be former military or could have been installed after the base become an airport).
5. The taxiway surface here has been removed and reconstructed sometime in the past. It is no longer concrete, but instead it is asphalt pavement.
6. Tartaglia has not concluded if the previous taxiway reconstruction here is the result of a preceding storm drainpipe failure or as part of the installation of the smaller pipe.

At the encouragement of Tartaglia Engineering, Airport Maintenance removed the paved surface, excavated down, and exposed both pipes crossing the taxiway. It is very apparent there is a leaking pipe joint contributing to the situation. Stormwater flowing through the pipe over time, have caused either consolidation of the native soil or actual evacuation of native soil into the pipe through the opening. This is not uncommon. In either case, this causes the soil and surface pavement to settle. Maintenance has concluded their investigative effort. It confirmed the size, depth, and cause of the problem. Thank you.

Tartaglia Engineering is in the process of generating bid-ready plans and contract documents including technical specifications for the repair and restoration. Currently, the following tasks are envisioned:

1. Temporarily stop storm flows in the pipe. Use a pump and hose to bypass the work area, to prevent accumulation of storm water on the upstream side.
2. Excavate down and around the leaking joint. Clean the area. Install a wrap of geotextile (remainder from taxiway project) around the open joint. Construct a concrete collar around the geotextile, providing seal to the pipe.
3. Cut the earth sidewalls to near vertical. Backfill the excavation through an engineered fill process, working from the bottom up in equal level lifts not exceeding 12" in compacted thickness.
4. Import and construct an aggregate base section above the native subgrade.
5. Re-saw cut the paved limits of the work area.
6. Construct an asphalt paved surface, matching grade all around.
7. Remove and dispose all excess material.

The preliminary construction cost estimate range is \$70,000 - \$80,000.