



**City of Santa Barbara**  
Airport Department

**DATE:** April 15, 2015  
**TO:** Airport Commission  
**FROM:** Hazel Johns, Airport Director  
**SUBJECT:** Lease Agreement – Greeneridge Sciences, Inc.,

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute the following lease agreements with Greeneridge Sciences, Inc., a California Corporation, at 90 Dean Arnold Place, at the Santa Barbara Airport, effective April 1, 2015:

- A. A one-year term lease for 1,482 square feet of Building 315, Unit C, for a monthly rental of \$1,764, exclusive of utilities; and
- B. A one-year term lease for 1,560 square feet of Building 315, Unit D and 2,136 square feet of paved land for a total monthly rental of \$2,240.

**DISCUSSION:**

Greeneridge Sciences, Inc. has been an Airport tenant since 1989, doing research and development in the field of computers and electronics. Greeneridge's current premises are in a building on the 8.5 acres covered by the purchase and sale agreement between the City and Direct Relief. Since Greeneridge was downsizing and a space with similar square footage became available in Building 315 south of Hollister Avenue, they decided it was prudent to move their operation at this time. The Premises will be used for offices and storage of product and equipment. The units are leased separately to insure maximum flexibility. The subject Premises is located in an Airport Facilities (AF) zone. The use conforms to existing zoning.

The proposed monthly rental for Units C & D is based on a rate of \$1.19 per square foot for industrial space, with the yard at \$.18 per square foot, and are comparable to other buildings and land on the Airport for similar use and in similar condition. Greeneridge Sciences will also pay monthly utility charges of \$40.27 or metered amount, whichever is greater, for water and \$18.43 for sewer service, and \$33.50 for gas, for each unit.

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