



City of Santa Barbara
Airport Department

Meeting: 11/29/17
Agenda Item No. 7

DATE: November 29, 2017
TO: Airport Commission
FROM: Hazel Johns, Airport Director *HJ*
SUBJECT: Lease Agreement - The Water Store

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a two-year Lease Agreement with The Water Store, a California Corporation, for a water purification and direct resale of processed water located at 94 Frederick Lopez Road, Suite B effective December 1, 2017 (including pro-rated rent at new rate for the period November 29-30, 2017 in the first month's rent payment). The rental rate is \$1.85 per square foot for 1,520 square feet of space. The total annual rent is \$33,744 payable in monthly installments of \$2,812. The lease includes an annual Consumer Price Index (CPI) increase of no less than 3% and no more than 8%.

DISCUSSION:

The subject premises is located north of Hollister Avenue in an Airport Industrial AI-1) zone.

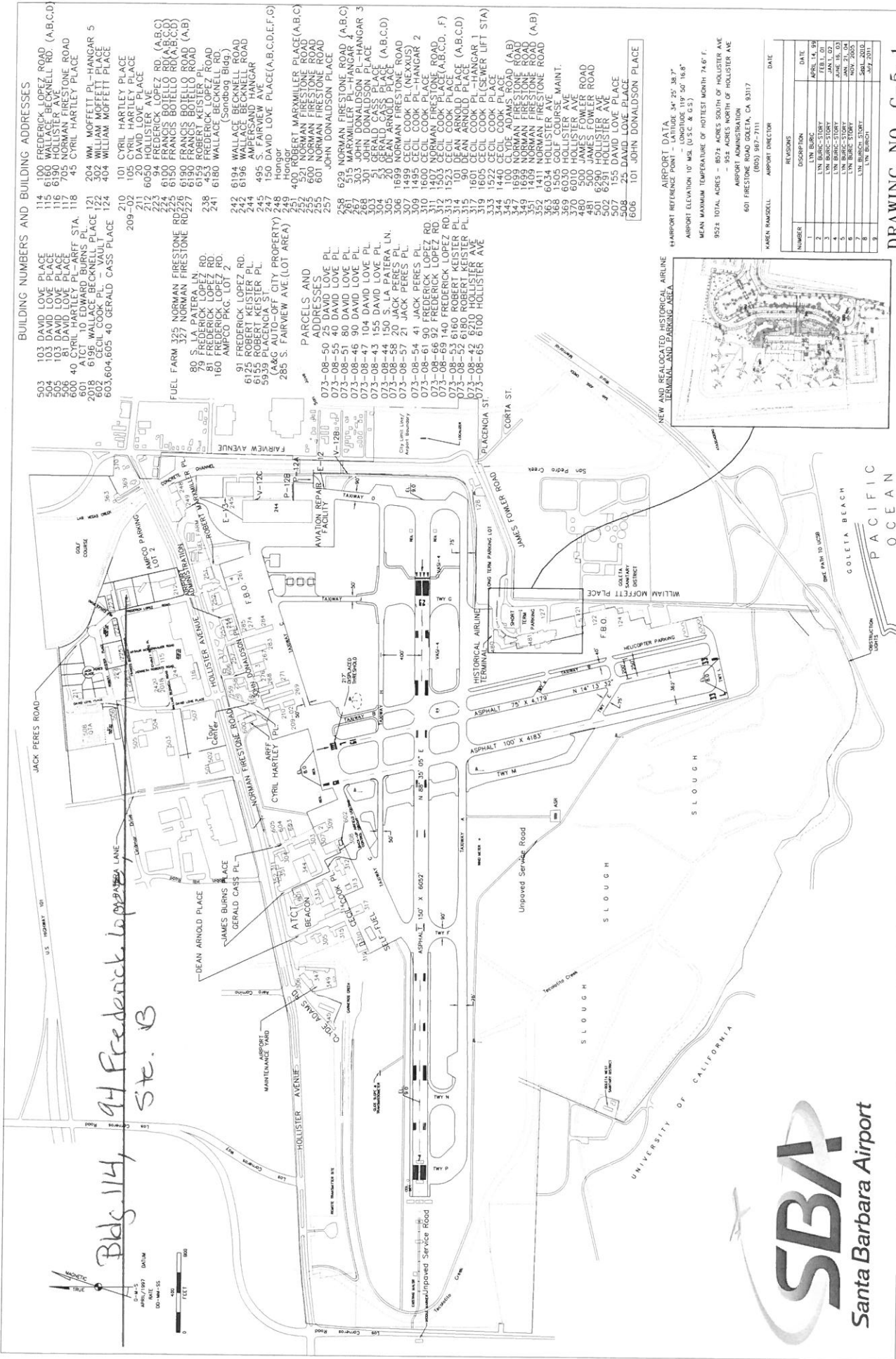
The Water Store is a local business which purifies municipal water to improve quality and taste for consumers. The business was located in the near the Magnolia Shopping Center in Goleta for many years. Upon losing its lease in 2016, The Water Store relocated to 94 Frederick Lopez Road, Suite B as a subtenant. The lease agreement for the prime lessor, Reson/Teledyne of Thousand Oaks, is set to expire on November 28, 2017. As a result, the Airport seeks to enter a direct lease agreement with The Water Store.

In addition to rent for the space, the tenant will pay utilities of \$23.99 per unit or metered amount, whichever is greater, for water, and \$15.39 for sewer service. A deposit will be required of 1.5 times the monthly rent.

The proposed Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been determined to be exempt from environmental review.

PREPARED BY: Business Development/Properties

ATTACHMENT: Map



- BUILDING NUMBERS AND BUILDING ADDRESSES**
- 503 103 DAVID LOVE PLACE
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 - 600 40 CYRIL HARTLEY PL-ARFF STA.
 - 601 ATCT 10 EDWARD BURNS PL
 - 2019 6196 WALLACE BECKNELL PLACE
 - 603.604.605 40 GERALD CASS PLACE
 - 114 100 FREDERICK LOPEZ ROAD
 - 115 6160 WALLACE BECKNELL RD. (A,B,C,D)
 - 116 6160 WALLACE BECKNELL RD. (A,B,C,D)
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 - 118 45 CYRIL HARTLEY PLACE
 - 204 WM. MOFFETT PL-HANGAR 5
 - 302 WILLIAM MOFFETT PLACE
 - 404 WILLIAM MOFFETT PLACE
 - 101 CYRIL HARTLEY PLACE
 - 210 105 CYRIL HARTLEY PLACE
 - 209-202 20 DAVID LOVE PLACE
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 - 212 6050 HOLLISTER AVE
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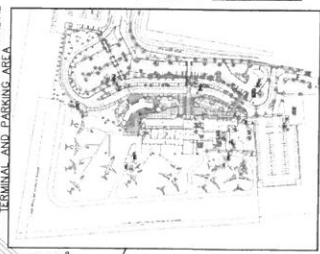
REVISIONS

NUMBER	DESCRIPTION	DATE
1	LN BURCH	APRIL 14, 94
2	LN BURCH	FEB. 11, 03
3	LN BURCH-STORY	JUNE 16, 03
4	LN BURCH-STORY	JUNE 21, 04
5	LN BURCH-STORY	JUNE 21, 04
6	LN BURCH-STORY	JUNE 21, 04
7	LN BURCH-STORY	SEPT. 20, 05
8	LN BURCH	JULY 20, 07

AIRPORT DATA
 AIRPORT REFERENCE POINT - LONGITUDE 119° 50' 16.8"
 AIRPORT ELEVATION 10' MSL (U.S.C. & G.S.)
 MEAN MAXIMUM TEMPERATURE OF HOTTEST MONTH 74.6 F.
 9524 TOTAL ACRES - 8679 ACRES SOUTH OF HOLLISTER AVE
 9525 TOTAL ACRES - 951 ACRES NORTH OF HOLLISTER AVE

AIRPORT ADMINISTRATION
 601 FIRESTONE ROAD GOLETA, CA 93171
 (805) 987-7111

KAREN RAMSDELL AIRPORT DIRECTOR



DRAWING NO. C-5-1

Bldg 114, 94 Frederick Lopez Lane, Ste. B



Santa Barbara Airport