



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.

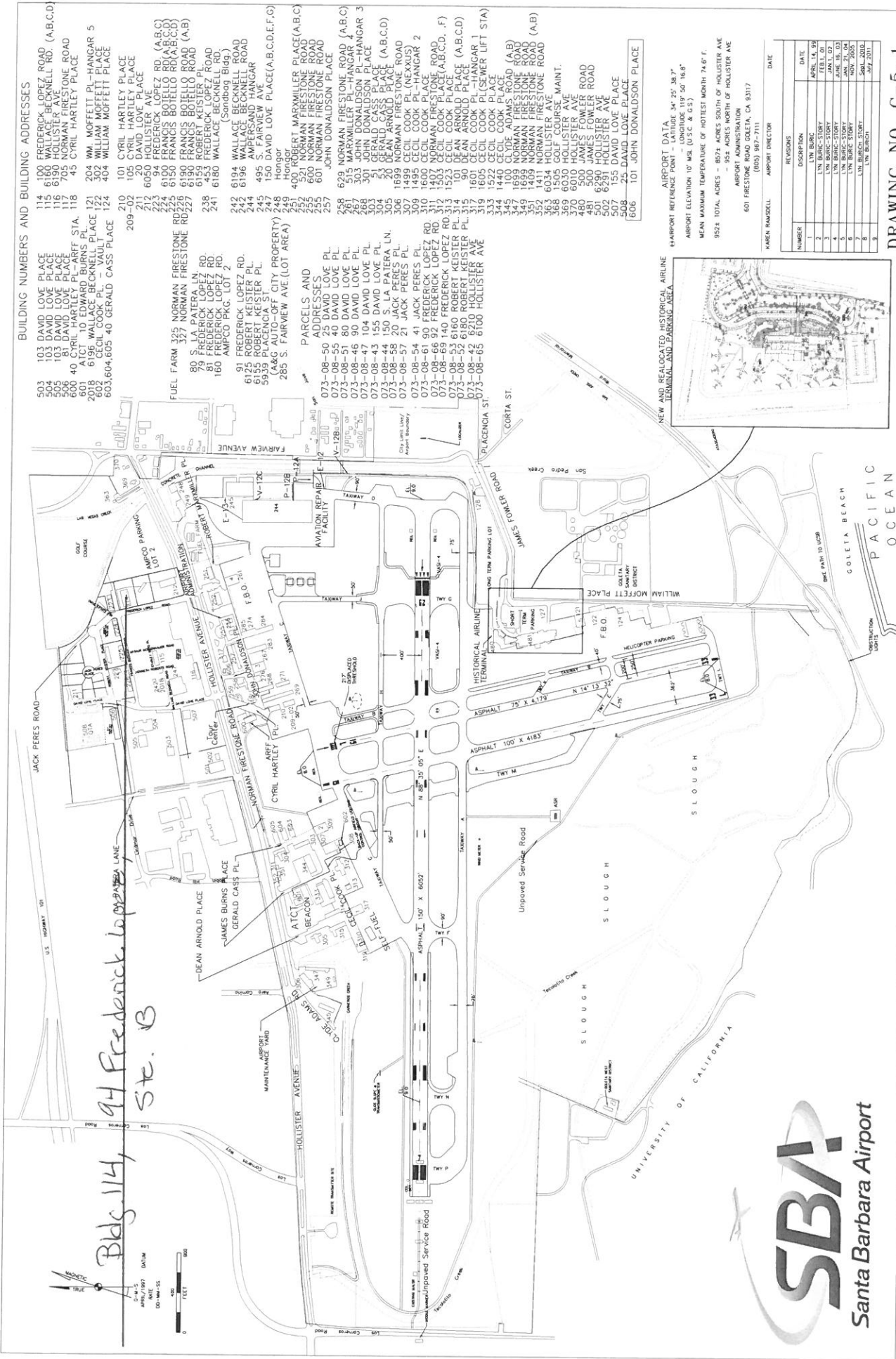
The Water Store is a local business which purifies municipal water to improve quality and taste for consumers. The business was located in the near the Magnolia Shopping Center in Goleta for many years. Upon losing its lease in 2016, The Water Store relocated to 94 Frederick Lopez Road, Suite B as a 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



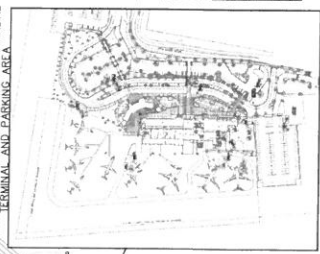
- BUILDING NUMBERS AND BUILDING ADDRESSES**
- 503 103 DAVID LOVE PLACE
 - 504 103 DAVID LOVE PLACE
 - 505 103 DAVID LOVE PLACE
 - 506 103 DAVID LOVE PLACE
 - 600 40 CYRIL HARTLEY PL-ARFF STA.
 - 601 ATCT 10 EDWARD BURNS PL
 - 2019 6196 WALLACE BECKNELL PLACE
 - 603.604.605 40 GERALD CASS PLACE
 - 114 100 FREDERICK LOPEZ ROAD
 - 6160 WALLACE BECKNELL RD. (A,B,C,D)
 - 117 925 NORMAN FIRESTONE ROAD
 - 118 45 CYRIL HARTLEY PLACE
 - 204 WM. MOFFETT PL-HANGAR 5
 - 302 WILLIAM MOFFETT PLACE
 - 404 WILLIAM MOFFETT PLACE
 - 101 CYRIL HARTLEY PLACE
 - 210 20 DAVID LOVE PLACE
 - 211 20 DAVID LOVE PLACE
 - 212 6050 HOLLISTER AVE
 - 213 6050 HOLLISTER AVE
 - 214 6050 HOLLISTER AVE
 - 215 6050 HOLLISTER AVE
 - 6160 FRANCIS BOIELLO RD (A,B,C)
 - 6150 FRANCIS BOIELLO RD (A,B,C,D)
 - 6190 FRANCIS BOIELLO RD (A,B)
 - 6190 FRANCIS BOIELLO RD (A,B)
 - 6199 ROBERT KEISTER ROAD
 - 6199 ROBERT KEISTER ROAD
 - 453 FREDERICK LOPEZ ROAD
 - 6180 WALLACE BECKNELL RD.
 - 6194 WALLACE BECKNELL RD. (Sondberg Bldg.)
 - 6196 WALLACE BECKNELL RD
 - 445 AMPERSAND HANGAR
 - 495 S. FAIRVIEW AVE
 - 245 S. FAIRVIEW AVE
 - 245 S. FAIRVIEW AVE
 - 248 HANGAR
 - 248 HANGAR
 - 248 HANGAR
 - 400 ROBERT MARX MILLER PLACE (A,B,C)
 - 252 ROBERT MARX MILLER PLACE
 - 253 ROBERT MARX MILLER PLACE
 - 255 601 JOHN DONALDSON PLACE
 - 257 601 JOHN DONALDSON PLACE
 - 629 NORMAN FIRESTONE ROAD (A,B,C)
 - 258 315 MARX MILLER PL-HANGAR 1
 - 257 301 JOHN DONALDSON PLACE
 - 268 301 JOHN DONALDSON PLACE
 - 303 51 GERALD CASS PLACE
 - 305 20 DEAN ARNOLD PLACE (A,B,C,D)
 - 306 1699 NORMAN FIRESTONE ROAD
 - 307 1499 CECIL COOK PL (NEXXUS)
 - 307 1499 CECIL COOK PL-HANGAR 2
 - 310 1605 CECIL COOK PL-HANGAR 2
 - 310 1605 CECIL COOK PL-HANGAR 2
 - 1407 NORMAN FIRESTONE ROAD
 - 1503 CECIL COOK PLACE (A,B,C,D, F)
 - 1503 CECIL COOK PLACE (A,B,C,D, F)
 - 1503 CECIL COOK PLACE (A,B,C,D, F)
 - 90 DEAN ARNOLD PLACE (A,B,C,D)
 - 1601 CECIL COOK PL-HANGAR 1
 - 313 1522 CECIL COOK PLACE (POWER LIFT STA)
 - 313 1522 CECIL COOK PLACE
 - 344 1440 CECIL COOK PLACE
 - 344 1440 CECIL COOK PLACE
 - 100 CLYDE ADAMS ROAD (A,B)
 - 349 100 CLYDE ADAMS ROAD
 - 1699 NORMAN FIRESTONE ROAD
 - 1699 NORMAN FIRESTONE ROAD
 - 1409 NORMAN FIRESTONE ROAD (A,B)
 - 6034 HOLLISTER AVENUE
 - 1505 GOLF COURSE MAINT.
 - 368 1505 GOLF COURSE MAINT.
 - 359 6030 HOLLISTER AVE
 - 359 6030 HOLLISTER AVE
 - 481 500 JAMES FOWLER ROAD
 - 481 500 JAMES FOWLER ROAD
 - 501 6290 HOLLISTER AVE
 - 501 6290 HOLLISTER AVE
 - 507 155 DAVID LOVE PLACE
 - 508 25 DAVID LOVE PLACE
 - 606 101 JOHN DONALDSON PLACE

- PARCELS AND ADDRESSES**
- 073-08-50 45 DAVID LOVE PL.
 - 073-08-55 45 DAVID LOVE PL.
 - 073-08-31 80 DAVID LOVE PL.
 - 073-08-46 104 DAVID LOVE PL.
 - 073-08-43 155 DAVID LOVE PL.
 - 073-08-44 150 S. LA PATERA LN.
 - 073-08-35 21 JACK PERES PL.
 - 073-08-37 21 JACK PERES PL.
 - 073-08-31 80 DAVID LOVE PL.
 - 073-08-66 92 FREDERICK LOPEZ RD.
 - 073-08-69 140 FREDERICK LOPEZ RD.
 - 073-08-53 6160 ROBERT KEISTER PL 314
 - 073-08-52 6160 ROBERT KEISTER PL 315
 - 073-08-56 6100 HOLLISTER AVE
 - 073-08-56 6100 HOLLISTER AVE
 - 073-08-56 6100 HOLLISTER AVE

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
 9524 TOTAL ACRES - 951 ACRES NORTH OF HOLLISTER AVE

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

KAREN RANSKELL AIRPORT DIRECTOR



NUMBER	REVISIONS	DATE
1	DISCUSSION	APRIL 14, 94
2	LYN BURCH	FEB. 11, 03
3	LYN BURCH	JUNE 16, 03
4	LYN BURCH	JUNE 21, 04
5	LYN BURCH	JULY 20, 04
6	LYN BURCH	SEP. 20, 04
7	LYN BURCH	JULY 20, 05
8	LYN BURCH	JULY 20, 05

DRAWING NO. C-5-1

Bldg 114, 94 Frederick Lopez Lane, Ste. B



Santa Barbara Airport