



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Public Works
Department No.: 054
For Agenda Of: December 11, 2007
Placement: Administrative
Estimated Tme:
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Directors, Flood Control and Water Conservation District
FROM: Department Scott D. McGolpin, Public Works Director, 568-3010
Director(s)
Contact Info: Tom Fayram; Deputy Director 568-3436
Flood Control and Water Conservation District
SUBJECT: Lease of Space at Lompoc Airport for Flood Control Yard, Fourth Supervisorial District

County Counsel Concurrence

As to form: Yes

Other Concurrence: Risk Management

As to form: Yes

Recommended Actions:

That the Board of Directors execute in triplicate, a Lease Agreement between the Santa Barbara County Flood Control and Water Conservation District, as Lessee, and the City of Lompoc, as Lessor, for the lease of approximately 16,000 square feet of land located on the Lompoc Airport at 1801 North H Street in the City of Lompoc.

Summary Text:

The subject lease is for the Flood Control Maintenance yard located on a portion of the Lompoc City Airport. If executed, the Lease will allow the Santa Barbara County Flood Control and Water Conservation District (herein the "District") to occupy the lease space for up to ten years. The rental rate is \$950.00 per month until March 31, 2008. The rental rate is subject to a cost of living adjustment at that time and each fiscal year thereafter. The rent is believed to represent fair market value for unimproved light industrial land within the Lompoc City limits.

The City of Lompoc has indicated that Flood Control District must move off the Airport property if this lease is not executed.

Background:

The District has operated its Lompoc maintenance yard on the Airport property since approximately 1970. There was no written agreement for the site and no rent was requested or paid. The City of

Lompoc recently informed the District that a formal lease must be executed and that rent must be paid for the subject property. The District has no objections.

Budgeted: Yes

Funding for this lease agreement was included in the Adopted 2007-08 Budget under the Maintenance Cost Center of the Water Resources Division of the Public Works Department as shown on page D-318 in the budget book.

Fiscal Analysis:

<u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized On-going Cost:</u>	<u>Total One-Time Project Cost</u>
Spec Rev Dist	\$11,400.00	\$11,799(*)	
State			
Federal			
Fees			
Other:			
Total	\$ 11,400.00	\$11,799(*)	\$ -

Narrative: The base rent for the Premises is \$950.00 per month through March 31, 2008 at which point it will be subject to an annual cost of living adjustment. (*) Staff used an estimated increase of 3.5% to calculate the next year's payment amount. Payments will be made quarterly in advance in the months of March, June, September and December. It was agreed that rent would commence on April 1, 2007, therefore an initial payment is due to the City of Lompoc for the period of April 1, 2007 through December 31, 2007. That payment is due within thirty days of execution of the lease agreement by the City. Regular quarterly payments will commence on December 1, 2007. The District pays for the utilities at the maintenance yard.

The rent will be paid by Department 054, from Fund 2400, Account 7580, Program 3002.

Staffing Impacts: None

Legal Positions:

FTEs:

Special Instructions:

- 1. Original Documents Surveyor's Division, Attn: Jeff Havlik
- 2. Copy Clerk of the Board Files
- 3. Minute Order Flood Control, Christina Lopez
- 4. Minute Order Surveyor's Division, Attn: Jeff Havlik

NOTE: All the originals will be delivered to the City of Lompoc for execution. One fully executed original will be returned to Real Property who will deliver it to the Clerk after making copies for Flood Control and our files.

Attachments: "Lease Agreement, Lompoc Airport" and exhibit.

Authored by: J. Jeffery Havlik, SR/WA
Public Works, Real Property

cc: Larry Fausett, Public Works- Flood Control