



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 11, 2012

TO: Mayor and Councilmembers

FROM: Business Division, Waterfront Department

SUBJECT: Introduction Of Ordinance For A Lease Agreement With Clean Seas, L.L.C.

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Approving a Five-Year Lease Agreement with One Five-Year Option with Clean Seas, L.L.C., at a Monthly Rent of \$2,200 for Approximately 1,800 Square Feet of Water Area Adjacent to Marina 1-F Finger in the Santa Barbara Harbor, Effective October 18, 2012.

DISCUSSION:

Since 1970, Clean Seas, L.L.C. (Clean Seas) has been providing oil spill response duties in the Santa Barbara Channel. Clean Seas' designated area of response comprises the open oceans and coastline of the South Central Coast of California including Ventura, Santa Barbara, and San Luis Obispo Counties, and the Channel Islands. Due to the presence of several oil rigs located immediately off the Coast of Santa Barbara, there has been significant interest by the Coast Guard, Harbor Commission and staff to provide lease space to Clean Seas' oil spill quick response vessels.

On June 4, 2012, the Harbor Commission Marina Construction Committee recommended to the Harbor Commission that leasing approximately 1,800 square feet of water space adjacent to Marina 1-F Finger was the best option regarding the space. On June 21, 2012, the Harbor Commission recommended the temporary priority use for berthing Clean Seas in water space adjacent to Marina 1-F Finger. Staff has since negotiated and developed a lease agreement with Clean Seas.

The availability of water space adjacent to Marina 1-F Finger provides a unique opportunity to house any one of the Clean Seas' Vessels up to 70 feet in length including their two new vessels, the *Ocean Guardian* and *Ocean Scout*. These new oil spill response vessels contain oil skimming equipment, 1,500 feet of oil containment boom and have a top speed of 26 knots.

The basic terms of the proposed lease are as follows:

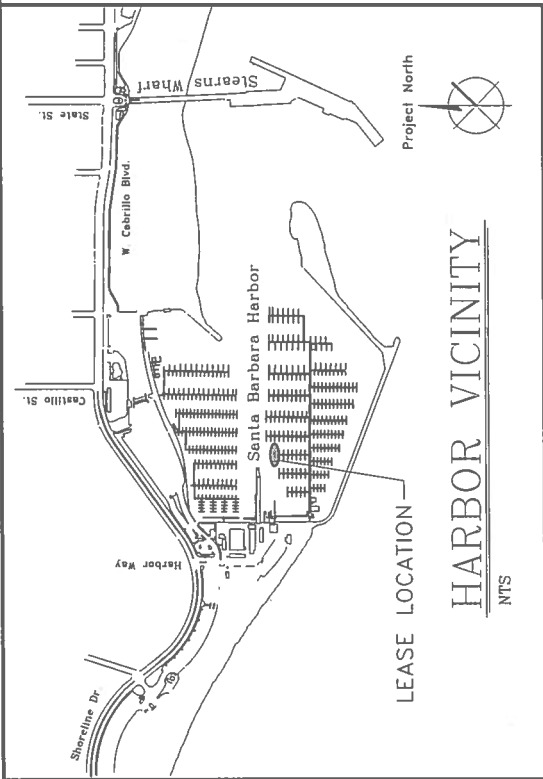
- **Term:** Five years with one five-year option to extend
- **Rent:** \$2,200 per month
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)

The Harbor Commission recommended approval of the lease agreement at their July 19, 2012, meeting.

ATTACHMENT: Proposed Lease Space

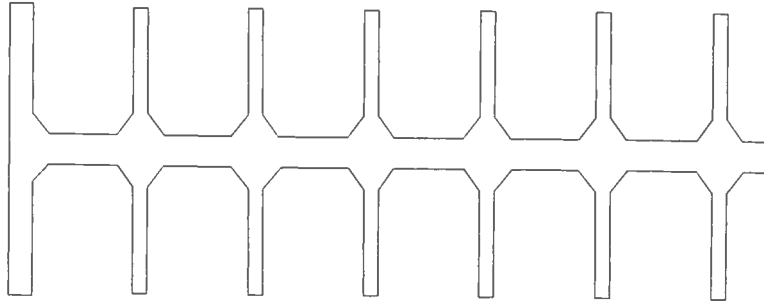
PREPARED BY: Brian Bosse, Waterfront Business Manager

APPROVED BY: City Administrator's Office

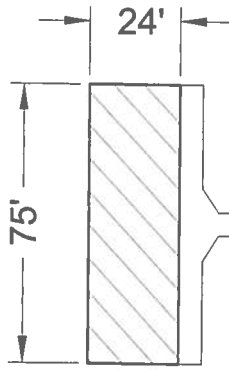


CLEAN SEAS LEASE
"F" FINGER END TIE
1,800 SQ. FT.

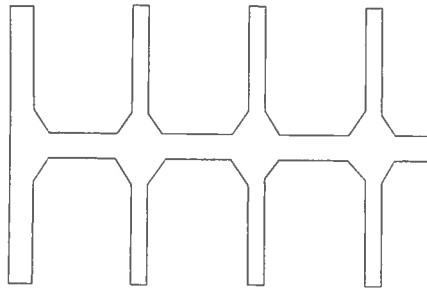
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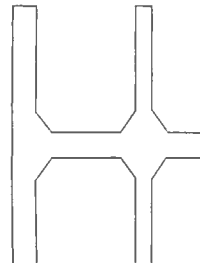
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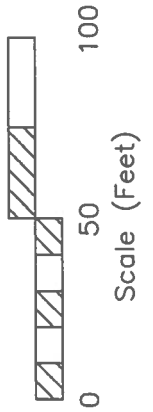
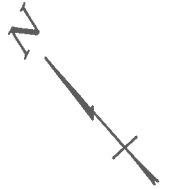
ATTACHMENT

MARINA 1
"F" FINGER END TIE LEASE

REVISIONS

DATE: 7/11/2012 SCALE: 1" = 50'
 ADDRESS: 134 HARBOR WAY

DRAWN BY: T. LAWLER
 SHEET NO. 1 OF 1
 DRAWING NAME:



Scale (Feet)

City of Santa Barbara
 Waterfront Department

1010-103