

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: June 16, 2022
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Proposed Lease Agreement With Marine Spill Response Corporation**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with Marine Spill Response Corporation, for the approximately 1,800 square feet of water space designated as Marina 4-B-End Tie-2 finger.

BACKGROUND:

Since 1970, Clean Seas L.L.C. (Clean Seas) provided oil spill response duties in the Santa Barbara Channel. Clean Seas' designated area of response comprised 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 routinely been significant interest by the Coast Guard, the City of Santa Barbara, Harbor Commission and staff to provide lease space to Clean Seas' oil spill quick response vessels.

DISCUSSION:

Marine Spill Response Corporation (MSRC) took over for Clean Seas in August of 2017 and have been providing oil spill removal services since that time. MSRC is currently berthed at Marina 4-B-ET-2 finger. MSRC is the largest oil spill removal organization in the United States and offers oil spill removal services and coverage across the country. MSRC was formed in conjunction with the Marine Preservation Association in 1990 by oil and gas companies. MSRC is a not-for-profit organization with U.S. Coast Guard OSRO classification.

MSRC provides a full range of oil spill response services for coastal and inland environments intended to help shippers, operators, refiners, midstream operators, rail and offshore wind operators meet the planning criteria of the Oil Pollution Act of 1990. Having MSRC as a Waterfront tenant is a benefit to the local community and is beneficial in securing annual dredge funding from the federal government.

The basic terms of the proposed lease are as follows:

- **Term:** Five year term;
- **Base Rent:** \$2,700.00 per month; and,
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).

MSRC is considered by the Department to be a tenant in good standing as they are prompt with rent payments and have no lease compliance problems on file. If the Harbor Commission recommends City Council approval of the proposed lease agreement, the item will likely be considered by City Council in late-July.

Compliance with Coastal Land Use Plan: Marine Spill Response Corporation is considered an ocean-dependent use per the Waterfront Department's Five-Year Review of Uses in the Harbor Commercial Zone. The Waterfront Department's leasing priorities are as follows: 1st Priority: ocean-dependent business, 2nd Priority: ocean-related business, and 3rd Priority: visitor-serving business. Ocean-dependent uses include those uses that assure the Harbor will remain a working harbor. The Harbor currently includes 20 ocean-dependent uses occupying 15,840 square feet of industrial space and 176,012 square feet of exterior space. Ocean-dependent uses range from boat mooring and marine-oriented government facilities (Channel Islands National Marine Sanctuary offices) to a boatyard/repair facility and a marine fuel dock. The proposed uses by Marine Spill Response Corporation meet the Waterfront's leasing priorities and conform to the City's Coastal Land Use Plan.

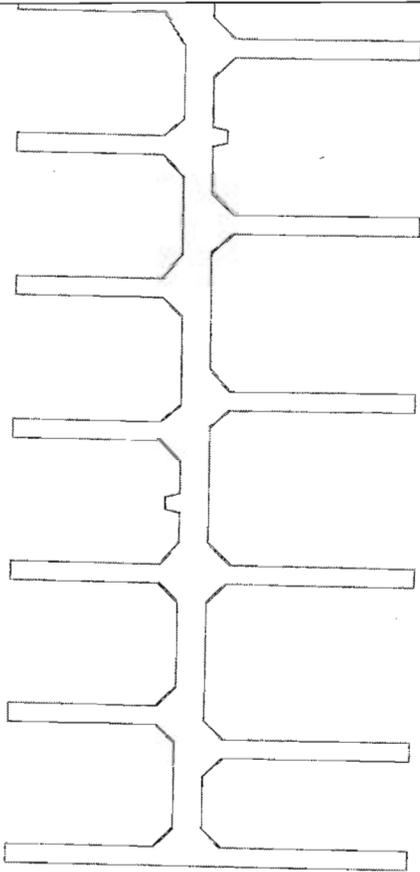
A copy of the proposed lease agreement is available in the Waterfront Department's office located at 132-A Harbor Way.

Attachment: Site Map

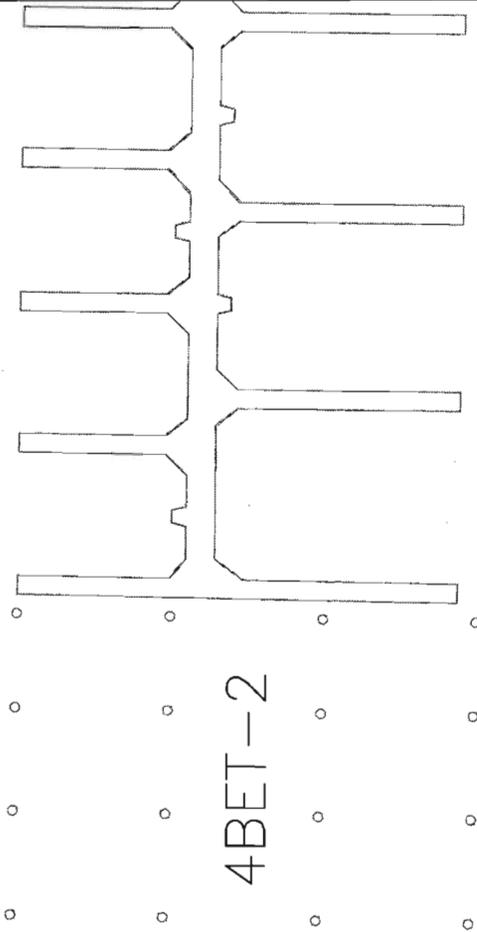
Prepared by: Brian Bosse, Waterfront Business Manager

Harbor Commission Meeting
 June 16, 2022
 Report #7
 Attachment 1 of 1

rocks



A



4BET-2

B

Marina 4

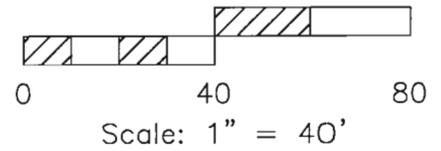


Exhibit "A"			
Marina 4B Endtie #2			
REVISIONS	DATE: 3/18/2008	SCALE: 1" = 40'	APPROVED BY: S. REIDMAN
	ADDRESS:	DRAWN BY: T. LAWLER	
City of Santa Barbara Waterfront Department			SHEET NO. 1 OF 1
			DRAWING NAME: 1040-015