

April 9, 2024

Honorable Mayor and City Council  
City of Long Beach  
California

**RECOMMENDATION:**

Recommendation to authorize the City Manager, or designee, to execute all documents necessary for a First Amendment to Lease No. 35375 with South Coast Air Quality Management District, a California public agency, for the continued occupancy of City-owned land, generally located at the southeast corner of Walnut Avenue and East 20<sup>th</sup> Street, in the City of Signal Hill. (Citywide)

**DISCUSSION**

On March 15, 2018, the City of Long Beach (City) and South Coast Air Quality Management District (Lessee/SCAQMD) executed that certain Right-of-Entry Permit No. P-00179 (Permit), under the City's Short-Term Occupancy Program (Program), to establish an air-monitoring location on a City-owned parcel north of Chittick Field in the City of Signal Hill (Leased Premises) (Attachment). Under the Program, the Permit was extended for an additional six months expiring on March 15, 2019.

To continue its operation of the air monitoring at the Leased Premises, the City and SCAQMD executed Lease Agreement No. 35375 (Lease), which was approved at the City Council meeting held on April 23, 2019. The data generated from air monitoring plays a crucial role in SCAQMD's development of strategies to achieve U.S. EPA National Ambient Air Quality Standards (NAAQS). The Lease expired on March 15, 2024, and SCAQMD has requested to extend the current term for an additional five years to continue its occupancy of the Leased Premises, ensuring SCAQMD can carry through its operations and contribute to the overall environmental well-being of the Long Beach community. To accommodate SCAQMD's request, staff negotiated a First Amendment to Lease No. 35375, extending the term for an additional five-year period with all other terms and conditions remaining the same. Approval of the First Amendment supports City's initiatives to help improve both the residents' and the business community's quality of life, health, and well-being.

The proposed First Amendment to Lease No. 35375 contains the following major terms and provisions:

**Lessor:** City of Long Beach, a municipal corporation.

**Lessee:** South Coast Air Quality Management District, a California public agency.

<b><u>Leased Premises:</u></b>	Approximately 8,717 square feet of land comprising a portion of Assessor Parcel Number 7216-013-911 located at the southeast corner of Walnut Avenue and East 20 <sup>th</sup> Street in the City of Signal Hill and situated immediately north of Chittick Field.
<b><u>Permitted Use:</u></b>	The Leased Premises will be used for the operation of an air-quality monitoring site.
<b><u>Term:</u></b>	Five years commencing March 16, 2024, through March 15, 2029.
<b><u>Monthly Rent:</u></b>	The Monthly Rent will be \$1,170 payable on the first of each month.
<b><u>Maintenance:</u></b>	Lessee will be responsible for the maintenance of the Leased Premises including the perimeter fence.
<b><u>Utilities:</u></b>	Lessee will be responsible for the payment of utility services, including the cost of installation of connections for services, if needed.
<b><u>Insurance:</u></b>	Lessee will provide evidence of current insurance coverage, including General Liability, Property, and other coverage as specified in the Lease.
<b><u>Termination:</u></b>	The Lease is revocable by either party for any reason upon ninety (90) days' advance written notice to the other party.

All other remaining terms and provisions of Lease No. 35375 shall remain in full force and effect.

This matter was reviewed by Principal City Attorney Richard F. Anthony on March 18, 2024, and Budget Management Officer Nader Kaamoush on March 25, 2024.

#### **TIMING CONSIDERATIONS**

City Council action is required on April 9, 2024, to execute the First Amendment to Lease No. 35375.

#### **FISCAL IMPACT**

The First Amendment to Lease with SCAQMD will continue to generate annual rental revenue of \$14,040, which will be deposited in the General Fund Group in the Parks, Recreation, and Marine Department. The requested action is not expected to require additional staff hours beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Bo Martinez  
Director  
Economic Development



Brent Dennis  
Director  
Parks, Recreation, and Marine

APPROVED:



---

THOMAS B. MODICA  
CITY MANAGER

ATTACHMENT - SITE MAP