



Legislation Text

File #: 11-1086, **Version:** 1

Department of Transportation recommending the Board consider the following:

- 1) Approve the termination of the County of El Dorado Airport Land Use Agreement for Hangars Lease No. 377-L0711 dated August 6, 2007 with Jim Rhoades/DJ Enterprises; and
- 2) Authorize the Chair to sign the County of El Dorado Airport Ground Lease for Portable Hangars No. 11-53304 for Hangar Space No. SP-03 with Dennis Cann in an amount of \$636 per year for ten years with two additional ten-year lease options, located at the Placerville Airport. (4/5 vote required)

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

Fiscal Impact/Change to Net County Cost:

The County will receive revenue of \$636 per year for a Single "T" hangar at the Placerville Airport. The price per unit is set by Resolution 097-2010.

Reason for Recommendation:

Airport users with portable hangars must enter into a lease with the County for the use of Airport property in accordance with Ordinance Code Section 3.08.021. The Department of Transportation (Department) is requiring that tenants enter into the new County of El Dorado Airport Ground Lease for Portable Hangars (Lease Agreement). The new Lease Agreement contains the contractual language that is now required by the Federal Aviation Administration and the County. This language was approved by the Airport Committee and the Board on August 18, 2009.

Board of Supervisors (BOS) Policy F-5 states: "The word "hangar" in the four categories refers to a privately-owned portable aircraft storage hangar constructed by a Lessee. That Lessee has entered into or holds an interest in an Airport Land Use Agreement for Portable Hangars (Lease) with the County of El Dorado for the hangar site." It further states: "When a hangar site becomes available, the person at the top of Category A list will be contacted. The person has a choice to accept a Lease or let it pass and remain in that position. The Lease would then be offered to the next person in Category A." This Lease Agreement is the result of a private party sale of an existing privately constructed hangar and, as a result, did not become available as a vacancy. Ground lease assignment fees have been paid and staff verified that a Change of Ownership Statement has been provided to the County Assessor's Office by the Lessee.

Action to be taken following Board approval:

1. The Board Chair will sign the two originals of the Lease Agreement.
2. The Clerk of the Board will return one fully executed original of the Lease Agreement to the Department for transmittal to the Lessee.

Contact:

Robert S. Slater, P.E.

Assistant Director of Transportation

Concurrences: County Counsel and Risk Management