



Legislation Text

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Planning and Building Department, Airports Division, recommending the Board approve and authorize the Chair to sign County of El Dorado Airport Ground Leases for Portable Hangars, that require a rental fee to be paid at commencement of the lease and paid annually thereafter in accordance with fees established by Board Resolution 183-2019 by the Board on October 22, 2019 (Item 31, Legistar 19-0663), in effect at the time payment is due, and upon Board execution, a lease term of ten years as follows (4/5 vote required):

- 1) Lease 2019, between the County and Lessees, Eric O. and Marla J. Hanson, for a privately-owned Hangar located on Space H-36 at the Placerville Airport, representing use of 2,600 square feet of Airport ground, with commencement rental fee due of \$2,558.40 (Attachment B);
- 2) Lease 2020, between the County and Lessee, The Tucker Family Trust, DTD January 11, 2021, Trustees Brian and Elena Tucker, for a privately-owned Hangar located on Space TP-07 at the Placerville Airport, representing use of 1,086 square feet of Airport ground, with commencement rental fee due of \$1,068.00 (Attachment C);
- 3) Lease 2021, between the County and Lessee, Cindy Ashmead, for a privately-owned Hangar located on Space SP-07 at the Placerville Airport, representing use of 812 square feet of Airport ground, with commencement rental fee due of \$792.00 (Attachment D);
- 4) Lease 2022, between the County and Lessee, Jeffrey S. Johnson, for a privately-owned Hangar located on Space TP-11 at the Placerville Airport, representing use of 1,086 square feet of Airport ground, with commencement rental fee of \$1,068.00 (Attachment E);
- 5) Lease 2023, between the County and Lessee, Charles J. Mellor, Sr., for a privately-owned Hangar located on Space H-10 at the Placerville Airport, representing use of 1,598 square feet of Airport Ground, with commencement rental fee due of \$1,572.48 (Attachment F);
- 6) Lease 2024, between the County and Lessee, Douglas DeLapp, for a privately-owned Hangar located on Space H-23.5 at the Placerville Airport, representing use of 3,000 square feet of Airport ground, with commencement rental fee due of \$2,952.00 (Attachment G); and
- 7) Lease 2025, between the County and Lessee, Richard MacInnes, for a privately-owned Hangar located on Space H-01 at the Placerville Airport, representing use of 1,786 square feet of Airport ground, with commencement rental fee due of \$1,757.40 (Attachment H).

FUNDING: Placerville Airport Enterprise Fund - Fee Revenue.

DISCUSSION / BACKGROUND

Airport users with portable hangars must enter into a lease with the County for the use of Airport property, in accordance with County Ordinance Code § 3.08.021. Each new ground lease includes language required by the County and the Federal Aviation Administration.

The proposed leases represent new ground leases, upon which a privately-owned portable aircraft storage hangar will be utilized, and recognizes a change in ownership for these hangars occupying:

- ☐ Placerville Airport Space H-36, new owner Eric O. and Marla J. Hanson (Hanson Lease);
- ☐ Placerville Airport Space TP-07, new owner The Tucker Family Trust, DTD January 11, 2021, Trustees Brian and Elena Tucker (Tucker Lease);
- ☐ Placerville Airport Space SP-07, new owner Cindy Ashmead (Ashmead Lease);

- ☐ Placerville Airport Space TP-11, new owner Jeffrey S. Johnson (Jonson Lease);
- ☐ Placerville Airport Space H-10, new owner Charles J. Mellor, Sr. (Mellor Lease); and,
- ☐ Placerville Airport Space H-23.5, new owner Douglas DeLapp (DeLapp Lease); and,
- ☐ Placerville Airport Space H-01, new owner Richard MacInnes (MacInnes Lease).

Each lease includes a term effective upon Board execution and expiring ten (10) years thereafter. Upon expiration of the initial term, Lessees shall have the right to extend the term for an additional two (2) ten (10) year lease options under such terms and conditions as may be agreed upon at such time. After expiration, the County may issue a written notice authorizing each Lessee to holdover as a holdover tenant with a month-to-month term under the same lease terms and conditions, including Section 3 regarding payment of a prorated share of the annual rent due. The County may terminate at any time the holdover period upon thirty (30) days written notice.

In accordance with County Ordinance Code § 18.04.100, Fees and Charges, fees for airport ground leases are set by a Board Adopted Resolution; therefore, lease fees are not negotiated. Current Airport fees are in accordance with Resolution 183-2019 adopted by the Board on October 22, 2019, which establishes per Exhibit A (Attachment J) the rental fees now referenced in each lease, as follows:

- ☐ Hanson Lease with an annual fee of \$2,558.40 for a Hangar utilizing 2,600 square feet of designated airport property;
- ☐ Tucker Lease with an annual fee of \$1,068.00 for a Hangar utilizing 1,086 square feet of designated airport property;
- ☐ Ashmead Lease with an annual fee of \$792.00 for a Hangar utilizing 812 square feet of designated airport property;
- ☐ Johnson Lease with an annual fee of \$1,068.00 for a Hangar utilizing 1,086 square feet of designated airport property;
- ☐ Mellor Lease with an annual fee of \$1,572.48 for a Hangar utilizing 1,598 square feet of designated airport property; and,
- ☐ DeLapp Lease with an annual fee of \$2,952.00 for a Hangar utilizing 3,000 square feet of designated airport property; and,
- ☐ MacInnes Lease with an annual fee of \$1,757.40 for a Hangar utilizing 1,786 square feet of designated airport property.

Each lease provides for an annual adjustment of the rental fee amount should the Board adopt different rates in the future.

A 4/5 vote is required in accordance with County Ordinance Code § 3.08.021(B) as authorized by Government Code Section 25536 or any successor statute.

ALTERNATIVES

The Board could choose to:

- 1) Approve or disapprove on an individual lease basis;
- 2) Approve the Hanson Lease, Tucker Lease, Ashmead Lease, Johnson Lease, Mellor Lease, DeLapp Lease, and MacInnes Lease with a different term of the Board's choosing; or,
- 3) Disapprove the proposed Hanson Lease, Tucker Lease, Ashmead Lease, Johnson Lease, Mellor Lease, DeLapp Lease, and MacInnes Lease, that will require removal of the portable hangars from

County airport property, resulting in the loss of lease revenue until such time as new hangar placement requests are received and airport ground leases are secured.

PRIOR BOARD ACTION

Adoption of Resolution 183-2019 (Attachment J) by the Board on October 22, 2019 (Item 31, Legistar 19-0663), titled "Resolution Establishing Chief Administrative Office, Airports Division Fee Schedule," thereby superseding Resolution 080-2019.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel and Risk Management

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

Lease rates are based on hangar type and square footage set by the Board Adopted Resolution 183-2019. Should the Board adjust rates in the future; the annual lease payments reflected below will also adjust commensurate with Board direction.

Upon commencement, the Placerville Airport Enterprise Fund will receive annual revenue in the amount of \$2,558.40 from the Hanson Lease for use of Space H-36; \$1,068.00 for the Tucker Lease for use of Space TP-07; \$792.00 for the Ashmead Lease for use of Space SP-07; \$1,068.00 for the Johnson Lease for use of Space TP-11; \$1,572.48 for the Mellor Lease for use of Space H-10; \$2,952.00 for the DeLapp Lease for use of Space H-23.5; and, \$1,757.40 for the MacInnes Lease, which combined represents \$11,768.28 in annual revenue.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Obtain the Chair's signature on the two (2) original copies of the Hanson Lease, Tucker Lease, Ashmead Lease, Johnson Lease, Mellor Lease, DeLapp Lease, and MacInnes Lease;
- 2) Return one (1) fully executed original copy of the Hanson Lease, Tucker Lease, Ashmead Lease, Johnson Lease, Mellor Lease, DeLapp Lease, and MacInnes Lease to the Planning and Building Department, Airports Division, to the attention of Jessica Dillon, for transmittal to the respective Lessees.

STRATEGIC PLAN COMPONENT

Economic Development and Good Governance.

CONTACT

Chris Perry, Assistant Director
Planning and Building Department