



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/17/2019

Agenda Placement: 6E

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works
Airport

REPORT BY: Greg Baer, Airport Manager - x4665

SUBJECT: Amendment No. 1 to Napa County Agreement No. 6122 with Las Madronas, LLC

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 1 to Napa County Agreement No. 6122 with Las Madronas, LLC consenting to the assignment and assumption of the lease at 3460 Airport Road to Las Madronas Aviation, LLC.

EXECUTIVE SUMMARY

Napa County Agreement No. 6122 with Las Madronas, LLC dated September 16, 2003, will expire on September 23, 2023, and is subject to an additional five-year renewal option. Approval of Amendment No. 1 is being requested to allow the Lessee to assign the subject lease to Las Madronas Aviation, LLC from Las Madronas, LLC. The Agreement states that a transfer and all of its interest may be assigned to another party upon receiving prior written consent from the County. All other terms of the lease shall remain in full force and effect.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed: Effective and Open Government

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of

Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On September 16, 2003 the Board approved Lease Agreement No. 6122 between the County of Napa and Las Madronas, LLC for the construction and use thereafter of a private (non-commercial) aircraft storage hangar. The leased premises includes approximately 0.36 acres of land located in the southeast portion of the Airport.

Paragraph 16 (Restricted Transfers) of the Agreement states in part that the Lessee may transfer and assign all of its interest in the Agreement to another party upon receiving written consent from the County. Approval of Amendment No. 1 would assign the lease to Las Madronas Aviation, LLC for the remaining term of the lease, which expires on September 30, 2023. The term is subject to one (1) additional five (5) year option, resulting in a total lease term of twenty-five (25) years.

Paragraph 9 (Permitted Uses of Leased Premises) of the Agreement states in part that the hangar shall used only for the storage of aircraft possessed by Lessee as owner or lessee. According to FAA records, the registered owner of the aircraft that has been, and will be stored within the leased premises is Las Madronas Aviation, LLC. Thus, the proposed assignment will result in the Lessee complying with Paragraph 9 of the Agreement because the Lessee and registered aircraft owner will be of the same legal entity.

Aside from the requested assignment, all other terms and conditions of the lease will remain the same.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Mary Booher