



Agenda Date: 8/1/2006
Agenda Placement: 6H

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Airport
REPORT BY: Kathy Dubrin, Staff Services Analyst II , 259-8683
SUBJECT: Luis Nieves Land Lease

RECOMMENDATION

Director of Public Works/Aviation requests approval of and authorization for the Chair to sign a land use (revenue) agreement with Luis Nieves for \$4,032 per year with annual increases based upon the Consumer Price Index, for the term August 1, 2006 through July 31, 2026 for 16,800 square feet of airport land for the purpose of constructing a corporate hanger.

EXECUTIVE SUMMARY

Napa County Airport currently has 12 land lease agreements for the construction of privately owned aircraft storage hangars. Staff recommends approval of the proposed lease with Luis Nieves to lease .38 acres of land for the construction of a 60' x 60' corporate hangar for storage of a twin engine small corporate turbo jet, the Adam 500.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Airport
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Airport Enterprise Fund will benefit from the land lease revenue. The General Fund will benefit from the additional property tax revenue collected on the based aircraft leasing the storage hangar. The County will receive 19% of the total property tax collected on the aircraft based at this hanger.
Is the general fund affected?	No

Future fiscal impact: The Napa County Airport Enterprise Fund will continue to receive funds from the lease for a period of twenty years. Property tax received will also continue to benefit the County for a period of up to twenty years. Possession of the improved site reverts to the County after the 20 year leasehold period.

Consequences if not approved: The Napa County Airport would not be responding to the demand for aircraft storage hangars and the Airport and General Fund would not benefit from this revenue opportunity.

Additional Information: None

ENVIRONMENTAL IMPACT

The project is Categorical Exempt from the provisions of CEQA pursuant to Sections 15303 and 15311 consisting of the placement of minor accessory (appurtenant) structures at an existing institutional facility.

BACKGROUND AND DISCUSSION

The Napa County Airport has land available for the construction of aircraft storage hangars within the area at the Airport designated for hangar expansion by the adopted Airport Master Plan. This agreement will allow Luis Nieves to lease 16,800 square feet of open acreage for twenty years for the construction and use of a private storage hangar. Upon expiration of the lease agreement, Mr. Nieves will surrender the leased premises including improvements to the County.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve
Reviewed By: Andrew Carey