



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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October 17, 2002

IN REPLY PLEASE
REFER TO FILE: **AV-0**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LEASE AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES
AND TORRANCE AERONAUTICAL MUSEUM, INC., FOR THE
RENTAL OF AN AIRCRAFT MAINTENANCE HANGAR AND RAMP
SPACE AT COMPTON/WOODLEY AIRPORT, CITY OF COMPTON
SUPERVISORIAL DISTRICT 2
4 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that this lease is exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve and instruct the Chairman to sign the enclosed Lease Agreement between the County of Los Angeles and Torrance Aeronautical Museum, Inc., for an aircraft maintenance hangar of approximately 8,450 square feet, located on approximately 30,600 square feet of land to conduct flight school and aircraft maintenance operations at Compton/Woodley Airport in the City of Compton, for a term of five (5) years with a 5-year option, at an initial annual rental rate of \$31,680, commencing on November 1, 2002, and terminating on October 31, 2007.
3. Instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

We are recommending that your Board approve and instruct the Chairman to sign the enclosed Lease Agreement between the County of Los Angeles and Torrance Aeronautical Museum, Inc., for an aircraft maintenance hangar of approximately 8,450 square feet, located on approximately 30,600 square feet of land to conduct flight school and aircraft maintenance operations at Compton/Woodley Airport. The term of the lease will be for five (5) years with a 5-year option, at an annual rental rate of \$31,680, commencing on November 1, 2002, and terminating on October 31, 2007. We are also recommending that your Board find that this lease is exempt from the provisions of CEQA and instruct the Director of Public Works to make the necessary arrangements with the County's contract airport manager and operator for the collection of all rents to be paid.

Mr. Robin Petgrave, President of Torrance Aeronautical Museum, Inc., has occupied the proposed lease premises on a temporary permit for several months. During that short period, he has initiated several aviation-oriented programs in surrounding communities for underprivileged children and has developed his flight school, air charter, and helicopter maintenance business into a viable enterprise. He is now requesting a lease for the facility.

The terms of this lease were negotiated by our airport management contractor and appear to be fair and reasonable.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility as approving this lease will provide continued revenue to the County which, in turn, will be used to maintain and upgrade the airports to meet current FAA standards. Approving this lease is also consistent with the Strategic Plan Goal of Children and Families Well-Being because of Torrance Aeronautical Museum's programs that educate local children on the promising job opportunities available in the aviation environment.

FISCAL IMPACT/FINANCING

The initial rental rate for the new lease will be \$31,680 per year, with annual cost of living adjustments based on the Consumer Price Index (CPI).

Our management contractor, American Airports Corporation (AAC), will collect the revenues. As provided for in our airport management contract agreement, AAC will distribute 38 percent of the annual lease payments into the Aviation Enterprise Fund. This would equate to \$12,038 for the initial annual lease payment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This lease has been reviewed from a legal standpoint and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed lease is a categorically exempt project, as specified in Class 4(j) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57.

CONTRACTING PROCESS

It is not applicable for this lease.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services as a result of this lease approval.

The Honorable Board of Supervisors
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CONCLUSION

The original and three (3) copies of the lease, executed by Torrance Aeronautical Museum, Inc., are enclosed.

1. Please have the Chairman sign the original and all copies, and return three (3) fully executed, original signature/stamped copies to the Aviation Division.
2. It is further requested that conformed copies of the lease be distributed to:
 - a. County Counsel
 - b. Auditor-Controller, General Claims Division
 - c. Assessor, Possessory Interest Division

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

TAG:hz
TORRANCEAERONAUTICALMUSEUMINC/B-2

Enc.

cc: Chief Administrative Office
County Counsel