



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

May 15, 2018

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

31 May 15, 2018

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

**TRANSPORTATION CORE SERVICE AREA
SUPPLEMENTAL LEASE AGREEMENT, SUPPLEMENT001,
BETWEEN THE COUNTY AND THE FEDERAL AVIATION ADMINISTRATION
TO PROVIDE FOR THE LEASING OF ADDITIONAL LAND AT
GENERAL WILLIAM J. FOX AIRFIELD IN THE CITY OF LANCASTER
(SUPERVISORIAL DISTRICT 5)
(4 VOTES)**

SUBJECT

These actions are to find the proposed Supplemental Lease Agreement, Supplement 001, exempt from the California Environmental Quality Act and to authorize the Director of Public Works or his designee to execute the proposed Supplemental Lease Agreement, Supplement 001, between the County and the Federal Aviation Administration that will provide for the leasing of additional land at General William J. Fox Airfield in the City of Lancaster.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Supplemental Lease Agreement, Supplement 001, and the work thereunder is exempt from the provisions of the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed action.
2. Authorize the Director of Public Works or his designee to execute the proposed Supplemental Lease Agreement, Supplement 001, between the County and the Federal Aviation Administration that will provide for the leasing of additional land for the placement of a modular building for office space and for vehicle parking for the Federal Aviation Administration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to find the execution of the Supplemental Lease Agreement, Supplement 001, and the work thereunder exempt from the California Environmental Quality Act; approve and include the proposed Supplemental Lease Agreement, Supplement 001, as part of Lease Agreement DTFAWP-07-L-00015, a parcel of land located immediately adjacent to the Federal Aviation Administration's (FAA) leased premises to be used to accommodate additional office space and vehicle parking for the FAA.

On October 29, 1986, the Board approved a lease with the FAA for the airport traffic control tower facility at General William J. Fox Airfield that expired on September 30, 2006. On June 7, 2006, the Board-approved Lease Agreement DTFAWP-07-L-00015 between the County and the FAA for a 20-year term, commencing on October 1, 2006, and continuing through September 30, 2026. The leased premises included approximately 6,250 square feet of land to allow for the continued operation of the airport traffic control tower at General William J. Fox Airfield.

The FAA has requested that a parcel of 4,698 square feet of unoccupied land immediately adjacent to their leased premises be secured for modular office space and vehicle parking for their employees for the duration of Lease Agreement DTFAWP-07-L-00015, and that it be incorporated as part of their leased premises as an amendment. Any utilities to the modular building and/or vehicle parking area would comply with the terms of the original lease.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provision of Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability and Objective III.3.2, Manage and Maximize County Assets. The recommended actions support ongoing efforts to manage and improve public infrastructure assets.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

In consideration for the obligations assumed by the FAA in its establishment, operation, and maintenance of the control tower facilities at General William J. Fox Airfield, the County does not receive any monetary consideration for the lease and will not for the proposed enclosed Supplemental Lease Agreement, Supplement 001. Additionally, there are no costs to the County associated with the proposed Supplemental Lease Agreement, Supplement 001.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The proposed Supplemental Lease Agreement, Supplement 001, will include the additional parcel of land as part of the lease. All terms, conditions, and provisions of the original lease will remain in full force and effect.

Supplemental Lease Agreement, Supplement 001, has been reviewed and approved by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed Supplemental Lease Agreement, Supplement 001, and work thereunder is categorically exempt from California Environmental Quality Act. Pursuant to the proposed Amendment, improvements consisting of placement of modular office space of approximately 800 square feet and employee vehicle parking for approximately 5 vehicles would be constructed. This work is within certain classes of projects that have been determined not to have a significant effect on the environment. The proposed work is therefore exempt under Sections 15301(a), 15302, 15303(c), (d) and (e), and 15311(b) of the State California Environmental Quality Act Guidelines and Classes 1(d) and (r), 2, 3(b),(d)(j) and (l), and 11(a) and (f) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed improvements would include minor alteration of existing facilities, the location of a small structure, and the replacement of paved area to serve as a small employee parking lot for existing facilities with negligible or no expansion of existing use and where replacement features would be at the same site and have the same purpose and capacity. Additionally, based on the project records, the project will comply with all applicable regulations and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code Section 65962.5 or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon the Board's approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with the Section.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Supplemental Lease Agreement, Supplement 001, will provide the FAA with additional land to be utilized for office space and vehicle parking and will facilitate their continued provision of airport traffic control tower services at General William J. Fox Airfield.

CONCLUSION

Please return three adopted copies of this letter and a copy of the Supplemental Lease Agreement, Supplement 001, to the Department of Public Works, Aviation Division. Also, please forward one adopted copy of the letter and Supplemental Lease Agreement, Supplement 001, to the Chief Executive Office; the Assessor, Possessory Interest Division; and the Auditor Controller, Accounting Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella". The signature is fluid and cursive, with the first name "Mark" and last name "Pestrella" clearly distinguishable.

MARK PESTRELLA

Director

RLS:jem

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Office (Chia-Ann Yen)
County Counsel (Warren Wellen)
Executive Office

<p align="center">U.S. Department of Transportation Federal Aviation Administration</p> <p align="center">SUPPLEMENTAL LEASE AGREEMENT</p>	<p>SUPPLEMENT NUMBER</p> <p>001</p>
	<p>TO LEASE NO# DTFAWP-07-L-00015</p>

DESCRIPTION or ADDRESS OF PREMISES: Lancaster, California Air Traffic Control Tower (LAN ATCT) located at 4555 W. Avenue G, Lancaster, CA 93536

THIS AGREEMENT, made and entered into this date by and between County of Los Angeles hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the Government desires to acquire approximately 4,698 square feet of additional land adjacent to and east of the LAN ATCT; and

WHEREAS, the additional land will support Air Traffic Operations at General William J. Fox Airfield; and

WHEREAS, the parties hereto desire to amend Lease No. DTFAWP-07-L-00015 effective as of May 1, 2018.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that Lease No. DTFAWP-07-L-00015 is amended, as follows:

Article 1. PREMISES (08/02)

This section is amended to include the following parcel of land:

That portion of the N.E quarter of the S.W. quarter of Section 36, Township 8 North, Range 13 West in the City of Lancaster, County of Los Angeles, State of California described as follows: Beginning at the S.E. corner of said Section 36; thence 34.738969, -118.214882 to the true point of beginning, go east 54 feet 34.739013, -118.214715, go north 87 feet 34.739234, -118.214794, go west 54 feet 34.739195, -118.214969.

This additional land is directly adjacent to the Government's present plot of 6,250 square feet and encompasses 4,698 square feet (87' x 54'). The additional land will accommodate a 20-foot x 40-foot modular office unit. The Government will move the existing perimeter fence out 54 feet and relocate the existing gate. These modifications will be performed at the Government's expense.

The new Premises, including the additional parcel of land, is described on Exhibit A and depicted on

Exhibit B.

All other terms and conditions of the lease shall remain in full force and effect.

Lessor is required, is not required to sign this document and return ___ copies to the issuing office.

IN WITNESS WHEREOF, the parties subscribed their names and date.

LESSOR

Director of Public Works

Date

UNITED STATES OF AMERICA

Wayne Darrington
Real Estate Contracting Officer

Date



ART KEARIN SURVEYING
44615 18TH STREET WEST
LANCASTER, CA. 93534
PH: 661-816-7988 (ART)
FAX: 661-726-0646

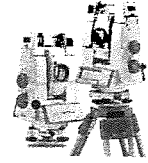


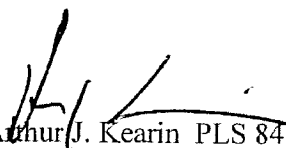
EXHIBIT "A"
LEGAL DESCRIPTION

PROPERTY ID: 4555 W. AVENUE G, LANCASTER , CA 93536

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 36, TOWNSHIP 8 NORTH RANGE 13 WEST IN THE CITY OF
LANCASTER, COUNTY OF LOS ANGELES , STATE OF CALIFORNIA,
DESCRIBED AS FOLLOWS;

Beginning at the southwest corner of said section 36; thence N32°24'57"e 2526.70 feet to
the true point of beginning; thence N18°00'02"W 125.00 feet; thence N71°59'58"E
50.00 feet; thence S18°00'02"E 38.00 feet; thence N71°59'58"E 54.00 feet; thence
S18°00'02"E 87.00 feet; thence S71°59'58"W 104.00 feet to the true point of beginning.

Containing an area of 10,948 square feet, more or less.


Arthur J. Kearin PLS 8481
December 5, 2017





SURVEY MAP

EXHIBIT B

ART KEARIN SURVEYING
44615 18TH STREET WEST
LANCASTER, CA. 93534
PH: 661-816-7988

