



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE

August 06, 2024

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

57 August 6, 2024

EDWARD YEN
EXECUTIVE OFFICER

TRANSPORTATION CORE SERVICE AREA
APPROVE NON-AERONAUTICAL AIRPORT RENTAL RATE ADJUSTMENTS FOR
FIVE COUNTY AIRPORTS: SAN GABRIEL VALLEY, COMPTON/WOODLEY, WHITEMAN,
BRACKETT FIELD, AND GENERAL WILLIAM J. FOX AIRFIELD
(SUPERVISORIAL DISTRICTS 1, 2, 3, AND 5)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval of the rental rate adjustments for non-aeronautical use of aircraft hangars at the five County airports: San Gabriel Valley in the City of El Monte, Compton/Woodley in the City of Compton, Whiteman in the Pacoima area of the City of Los Angeles, Brackett Field in the City of La Verne, and General William J. Fox Airfield in the City of Lancaster.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.
2. Approve the rental rate adjustments effective September 1, 2024, for aircraft hangars used for non-aeronautical storage purposes at the five County airports: San Gabriel Valley in the City of El Monte, Compton/Woodley in the City of Compton, Whiteman in the Pacoima area of the City of Los Angeles, Brackett Field in the City of La Verne, and General William J. Fox Airfield in the City of Lancaster. Rental rates are to be increased incrementally by no more than 20 percent every 4 months until the fair market commercial rental rates are attained.
3. Instruct the Director of Public Works or his designee to implement the rental rate adjustments and to serve appropriate notice to airport tenants.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to increase the rental rates for the use of aircraft storage hangars for non-aeronautical storage purposes at the five County airports. This will enable the County to strengthen the financial self-sustainability of the airport system for the continued benefit of all airport users. Aviation rental rate adjustments for non-aeronautical storage were last approved by the Board on September 10, 2019.

Federal Aviation Administration policies and procedures require that airport sponsors charge a fair market commercial rental rate for non-aeronautical use of aircraft storage hangars. Fair market commercial rents for use of aircraft storage hangars for non-aeronautical storage purposes are determined by surveying public storage facilities near each airport. Public Works engaged an on-call real estate appraisal firm to conduct a survey and analysis of off-airport self-storage rental properties around the County airports, which was completed on February 8, 2024. The proposed new rental rates for use of aircraft storage hangars for non-aeronautical storage purposes shown in Enclosure A are consistent with the rates determined through the survey and analysis conducted.

If approved, the updated rental rates for use of aircraft storage hangars for non-aeronautical storage purposes will bring those rents in line with the rental rates charged by off-airport storage facilities and comply with Federal Aviation Administration requirements.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: North Star 3, Realize Tomorrow's Government Today, Focus Area Goal G, Internal Controls and Processes, Strategy ii, Manage and Maximize County Assets, by managing real estate in ways that are fiscally responsible and align with the County's needs.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

When fully implemented, the proposed adjustments to the monthly rents for aircraft hangars utilized for non-aeronautical storage purposes at the County airports represent a potential increase in annual revenue from non-aeronautical hangar rent of approximately \$558,000. All revenue generated from non-aeronautical hangar rents will be deposited in the Aviation Enterprise Fund (M02-Revenue Source 8394: Airport Hangar Space Rental).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Tenants at each airport were provided with written notice on March 21, 2024, of the proposed increase in rental rates for use of aircraft storage hangars for non-aeronautical storage purposes. On March 27, 2024, the County's Aviation Commission reviewed the proposed new rental rates and requested that they be increased incrementally by no more than 20 percent every 4 months until fair market commercial rental rates are attained.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not defined as a project pursuant to the California Environmental Quality Act because it is an activity that is excluded by Section 15378 (b)(4) of the California Environmental Quality Act Guidelines. This proposed action is a government fiscal activity that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action will not have any impact on current services or projects. The recommended actions will allow additional funding for improvements to airport facilities, maintenance of airport infrastructure, and generate sufficient revenue to continue providing the established level of service to airport users.

CONCLUSION

Please return one adopted copy of this Board letter to Public Works, Aviation Division. Also, please forward one adopted copy to the Assessor, Possessory Interest Division; and Auditor-Controller, Accounting Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:PM:ma

Enclosures

- c: Chief Executive Office (Chia-Ann Yen)
- County Counsel (Laura Jacobson)
- Executive Office (Edward Yen)



Enclosure A
BRACKETT FIELD AIRPORT
2024 Non-Aeronautical Storage Unit Rent Adjustments

HANGARS AND ENDROOMS	CURRENT NON-AVIATION RATE	PROPOSED NON-AVIATION RATE
18 Large Hangars - 1702 Sq Ft (C&G Rows)	\$1,425.00	\$1,560.00
112 Standard Hangars - 1013 Sq Ft (A ,B, D, E, F,J Rows)	\$832.20	\$930.00
17 Port-A-Port Executive - 765 Sq Ft (L Row)	\$475.00	\$575.00
40 Standard Hangars - 1013 Sq Ft No Partition (S Row)	\$670.70	\$930.00
2 Mini-Hangars - 418 Sq Ft (G01A, G12A)	\$495.90	\$385.00
8 Mini-Standard - 507 Sq Ft (J02A, J22A, C08A, B21A, E01A, E15A, F01A, F14A)	\$473.10	\$465.00
1 Large Hangar - 1814 Sq Ft (Ran26)	\$1,508.60	\$1,660.00
15 Large Hangars - 1824 Sq Ft (Ran09, Ran11 - Ran24)	\$1,516.20	\$1,670.00
1 Large Hangar - 1896 Sq Ft (Ran10)	\$1,575.10	\$1,740.00
7 Large Hangars - 1932 Sq Ft (Ran01, Ran03 - Ran08)	\$1,605.50	\$1,770.00
1 Large Hangar - 2508 Sq Ft (Ran02)	\$2,084.30	\$2,300.00
48 Hangars - 1512 Sq Ft (H, I, K, Rows)	\$1,274.90	\$1,385.00
1 Endroom, Standard -340 Sq Ft (A24A)	\$290.70	\$285.00
1 Endroom, Standard -340 Sq Ft (D17A)	\$290.70	\$310.00
1 Endroom, Partial Standard - 340 Sq Ft (A01A)	\$243.20	\$285.00
3 Endroom, Partial Standard - 340 Sq Ft (B01A, C01A, D01A)	\$243.20	\$310.00
2 Endrooms, Standard No Partition - 400 Sq Ft (S42, S44)	\$209.00	\$335.00
1 Endroom, Standard No Partition - 400 Sq Ft (S34)	\$209.00	\$300.00
2 Endrooms Square, 416 Sq Ft (I19ER & I20ER)	\$338.20	\$380.00



Enclosure A
COMPTON/WOODLEY AIRPORT
2024 Non-Aeronautical Storage Unit Rent Adjustments

HANGARS AND ENDROOMS	CURRENT NON-AVIATION RATE	PROPOSED NON-AVIATION RATE
2 Large Hangars - 1702 Sq Ft (P Row) P01, P04	\$1,523.80	\$2,370.00
8 Large Hangars - 1702 Sq Ft (Q & R Rows) Q01, Q03, Q04, Q06, R01, R03, R04, R06	\$1,523.80	\$2,340.00
30 Portable Hangars - 1056 Sq Ft (T Row)	\$782.80	\$1,188.00
1 Standard with extra area - 1174 Sq Ft (K Row) K07	\$988.00	\$1,615.00
5 Standard with extra area - 1174 Sq Ft (F, J, L, M, O Rows) F04, J08, L08, M08, O08	\$988.00	\$1,615.00
40 Standard Hangars - 1024 Sq Ft (N, K, I, G, E, BB Rows)	\$883.50	\$1,410.00
69 Standard Hangars - 1024 Sq Ft (O, M, L, J, H, F, D, C, B, A, AA Rows)	\$883.50	\$1,410.00
2 Mini Hangars - 502 Sq Ft (R ROW) R02, R05	\$518.70	\$690.00
16 Mini Hangars- 401 Sq Ft (A-E & H, J-O, AA, BB Rows)	\$541.50	\$550.00
2 Endrooms - 620 sq ft (Q Row) Q05ER, Q02ER	\$497.80	\$850.00
9 Endrooms, Standard - 489 Sq Ft (A - I Rows)	\$490.20	\$670.00
6 Endrooms ,Partial Standard - 360 Sq Ft (J, K, L, M, N, O Rows)	\$355.30	\$495.00
1 Endrooms ,Partial Standard - 360 Sq Ft (F Row) F010ER	\$355.30	\$495.00
1 Mini Hangars - 502 Sq Ft I01	\$541.50	\$690.00



Enclosure A
GENERAL WILLIAM J. FOX AIRFIELD
2024 Non-Aeronautical Storage Unit Rent Adjustments

HANGARS AND ENDROOMS	CURRENT NON-AVIATION RATE	PROPOSED NON-AVIATION RATE
1 Port -A- Port Executive II- 1548 Sq Ft (Hangar A)	\$1,225.50	\$1,385.00
62 Standard Hangars - 950 Sq Ft (K300, L400, F500, G600, H700 Rows)	\$682.10	\$870.00
4 Port -A- Port - 765 Sq Ft (B, C, D, E Rows)	\$397.10	\$575.00
3 Endrooms, 1/2 Size Hangars - 500 Sq Ft (Walk-in Doors) K300ER, H700ER, K311ER	\$359.10	\$460.00
1 Endrooms, 1/2 Size Hangars - 500 Sq Ft (Walk-in Doors) G608ER	\$359.10	\$460.00
1 Endrooms, 1/2 Size Hangars - 500 Sq Ft (Walk-in Doors) I805ER	\$359.10	\$460.00
3 Endrooms, 1/2 Size Hangars - 500 Sq Ft (Roll-up Doors, L400ER, F515ER, H708ER)	\$250.80	\$460.00
1 Endrooms, 1/2 Size Hangars - 500 Sq Ft (Roll-up Doors, G600ER)	\$250.80	\$460.00
7 Lg Standard T Hangars - 1600 Sq Ft (I800 Row)	\$1,299.60	\$1,465.00
3 Block Executive LG- 3355 Sq Ft (J901, J902, J903)	\$2,660.00	\$3,075.00
2 Block Executive SM- 2695 Sq Ft (J904, J905)	\$2,137.50	\$2,470.00
4 Block Executive Hangars LG- 3750 Sq Ft (E201, E202, E203, E204)	\$2,971.60	\$3,440.00
1 Hangar - 1344 Sq Ft R20	\$789.00	\$1,010.00



Enclosure A
SAN GABRIEL VALLEY AIRPORT
2024 Non-Aeronautical Storage Unit Rent Adjustments

HANGARS AND ENDROOMS	CURRENT NON-AVIATION RATE	PROPOSED NON-AVIATION RATE
11 Large Hangars - 1628 Sq Ft (L - M Rows)	\$1,516.20	\$2,240.00
51 Rectangular Hangars - 1512 Sq Ft (E - K Rows)	\$1,320.50	\$2,080.00
23 Standard Hangars - 1144 Sq Ft Large (A Row)	\$940.50	\$1,575.00
79 Standard Hangars - 856 Sq Ft (B, C & D)	\$849.30	\$1,175.00
1 Port -A- Port Executive - 760 Sq Ft (T Row)T01	\$644.10	\$855.00
1 Port -A- Port Executive - 760 Sq Ft (T Row)T04	\$644.10	\$855.00
2 Endrooms - 400 Sq Ft Partial (M Row) M1A, M6A	\$304.00	\$550.00
2 Endrooms - 350 Sq Ft Partial, Standard (A Row) A01A, A21A	\$277.40	\$480.00
2 Endroom, Partial - 300 Sq Ft (U Row) U01A, U22A	\$370.50	\$410.00
2 Endroom, Partial - 374 Sq Ft (W Row) W-1, W-24	\$408.50	\$515.00
1 Endroom, Partial - 368 Sq Ft (V Row) V13	\$408.50	\$505.00
46 Portable Hangars - 1080 Sq Ft (N, O, P & Q Rows)	\$803.70	\$1,215.00
20 Standard T Hangars- 942 Sq Ft (U Row)	\$739.10	\$1,295.00
11 Lg Executive T Hangars- 1687 Sq Ft (V Row)	\$1,563.70	\$2,320.00
22 Medium T Hangars- 1088 Sq Ft (W Row)	\$813.20	\$1,495.00
3 Endroom, Partial - 350 Sq Ft B02A, B23A, D27A	\$484.50	\$480.00
2 Endroom, Partial - 350 Sq Ft (C Row) C01A, C25A	\$484.50	\$480.00
1 Endroom, Partial - 350 Sq Ft D02A	\$485.50	\$480.00
1 Endroom, Partial - 400 Sq Ft L02A	\$304.00	\$550.00
1 Endroom, Partial - 400 Sq Ft L04A	\$484.50	\$550.00



Enclosure A
WHITEMAN AIRPORT
2024 Non-Aeronautical Storage Unit Rent Adjustments

HANGARS AND ENDROOMS	CURRENT NON-AVIATION RATE	PROPOSED NON-AVIATION RATE
4 Port-A-Port Executive - 1512 Sq Ft (End of J Row) J02A, J02B, J02C, J02D	\$1,020.30	\$1,700.00
17 Port-A-Port Executive 1 - 1056 Sq Ft (1/2 E Row, E02 - E17)	\$885.40	\$1,240.00
38 Port-A-Port Executive - 790 Sq Ft (D, J2E, J2F Rows)	\$752.40	\$890.00
1 Port-A-Port Executive - 790 Sq Ft (C-01A)	\$752.40	\$890.00
72 Port-A-Port Executive - 790 Sq Ft (B, G, H Rows)	\$665.00	\$890.00
16 Standard Hangars - 832 Sq Ft (T & U Rows)	\$678.30	\$1,145.00
4 Endrooms, Small - 140 Sq Ft (T & U Rows)	\$245.10	\$245.10
15 Rectangular Clear Span - 1512 Sq Ft (C Row)	\$1,290.10	\$2,080.00
51 Portable Hangars - 1104 Sq Ft (E & F Rows)	\$940.50	\$1,240.00
5 Executive II Portable - 1840 Sq Ft (J Row) J02, J04 - J10	\$1,453.50	\$2,070.00
9 Rectangular Hangars - 1512 Sq Ft (BB Row)	\$1,350.90	\$2,080.00
13 T-Hangars Large - 1312 Sq Ft (DD Row)	\$1,039.30	\$1,804.00
15 T-Hangars Standard - 889 Sq Ft (CC Row)	\$929.10	\$1,220.00
3 Endrooms - 600 Sq Ft (End of CC & DD Rows)	\$518.70	\$825.00
52 Rectangular Hangars - 1386 Sq Ft (HH Row)	\$1,237.70	\$1,905.00
1 Endroom - 200 Sq Ft (HH-ER)	\$178.20	\$350.00
16 Rectangular Hangars - 1476 Sq Ft (A Row)	\$1,318.07	\$2,030.00