

**CATEGORICAL EXEMPTION and TRADE, TRAVEL, AND TOURISM COMMITTEE REPORT** relative to extending the term of the Los Angeles World Airports (LAWA) lease agreement with Air Center Aviation, Inc.

**Recommendations for Council action:**

1. **ADOPT** the determination by the Board of Airport Commissioners that the proposed action is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Article III Class 1(18)(c) of the Los Angeles City CEQA Guidelines.
2. **APPROVE** the First Amendment to LAWA Lease No. VNA-8795 with Air Center Aviation, Inc., to extend the term by 18 months through June 30, 2020, for the use of a general aviation operations facility located at 16303 Waterman Drive at Van Nuys Airport.
3. **CONCUR** with the action taken by the Board of Airport Commissioners on September 6, 2018 by Resolution No. 26563, authorizing the Chief Executive Officer, LAWA, to execute the First Amendment to Lease No. VNA-8795 with Air Center Aviation, Inc.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that this action will not impact the General Fund or LAWA's capital budget. Approval of the proposed First Amendment with Air Center Aviation, Inc., will result in annual revenue of approximately \$205,063 and approximately \$307,595 over the 18-month term extension (excluding the automatic annual rental rate and Consumer Price Index adjustments). This lease complies with LAWA's financial policies.

Community Impact Statement: None submitted.

**TIME LIMIT FILE – OCTOBER 22, 2018**

**(LAST DAY FOR COUNCIL ACTION – OCTOBER 19, 2018)**

**SUMMARY**

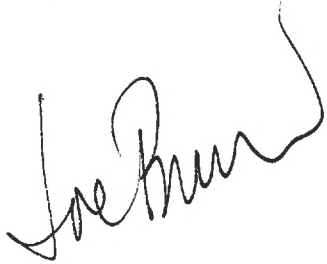
In a report to the Mayor dated September 12, 2018, the CAO states that LAWA requests authority to execute a First Amendment to Lease No. VNA-8795 with Air Center Aviation to extend the current five-year agreement for an additional 18 months from December 31, 2018 to June 30, 2020. According to the CAO, the extension of the lease will enable the company to continue its general aviation operations at Van Nuys Airport while LAWA's staff determines the highest and best use for the property in preparation for development of a Request for Proposal for the site in conformance with the Van Nuys Airport Master Plan. Additionally, inasmuch as a portion of the subject property may be needed by the Los Angeles County Fire Department for the staging of waterdropping aircraft or combined into a single, 11-acre parcel with one or more tenants, the proposed term extension will also allow time for discussions and negotiation with the County. The lease is for 4.3256 acres of land and 17,253 square feet of building/office space.

On September 6, 2018, the Board of Airport Commissioners approved LAWA's request. The CAO concurs with this action.

At its meeting held October 2, 2018, the Trade, Travel, and Tourism Committee recommended that Council approve LAWA's request to amend its lease agreement with Air Center Aviation, as recommended by the Board of Airport Commissioners and the CAO.

Respectfully Submitted,

TRADE, TRAVEL, AND TOURISM COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
BUSCAINO:	YES
BONIN:	YES
KREKORIAN:	YES

jaw

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**