

Attachment 1

RESOLUTION 23-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AN AIRPORT LEASE AGREEMENT WITH JIM AND DEBI SAUNDERS FOR PARCEL 2 OF PARCEL MAP PR 97-229 AND FINDING THIS ACTION EXEMPT FROM CEQA PURSUANT TO STATE GUIDELINES §§ 15060(c); 15378(b)

WHEREAS, on June 23, 2022, the Airport Commission approved an aviation specific development concept for Parcel 2 submitted by Jim and Debi Saunders; and

WHEREAS, following Airport Commission approval of the concept, a lease agreement was negotiated by Airport Management in accordance with the City Council adopted lease policy; and

WHEREAS, main points of the lease agreement include: construction of two large executive hangars; a lease term of 40 years; a rental rate set to track fair market value over the life of the lease through yearly cost of living increases and 5-year market adjustments based on appraisal of real property; and ownership of all improvements reverting to the Airport at the conclusion of the lease.

WHEREAS, on June 22, 2023, the Airport Commission voted unanimously to recommended to the City Council that the proposed lease be approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby approves the Airport Lease Agreement with Jim and Debi Saunders in substantially the form attached hereto as Exhibit A, and incorporated herein by reference, and authorizes the City Manager to execute the Agreement, subject to any minor, technical, or non-substantive changes as approved by the City Manager and City Attorney.

Section 3. The City Council finds this action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378. The City's approval of this Lease does not constitute approval by the City of any proposed development on the Premises or of other activity on the Premises that would have a direct or reasonably foreseeable indirect environmental impact pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* ("CEQA"). (See 14 C.C.R. §§ 15060(c); 15378(b).) Moreover, Tenant's future use or development of the Premises is expressly conditioned on CEQA compliance.

Section 4. This Resolution shall take effect on the date it is approved by the City Council.

APPROVED this 18th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attachment 1

Steven W. Martin, Mayor

ATTEST:

Melissa Boyer, City Clerk