

# Attachment 1

## RESOLUTION 23-XXX

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AN AIRPORT LEASE AGREEMENT WITH WRIGHT STUFF HANGARS LLC FOR PARCEL 42 OF TRACT MAP NO. 3188 AND FINDING THIS ACTION IS NOT A PROJECT UNDER CEQA PURSUANT TO STATE GUIDELINES §§ 15060, 15378

WHEREAS, on October 27, 2022, the Airport Commission approved an aviation specific development concept for Parcel 42 submitted by Legacy Aviation Development on behalf of their client Wright Stuff Hangars LLC; 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 20 years with two 10 year options to extend; 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; and

WHEREAS, on October 26, 2023, the Airport Commission voted 5-1 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 Wright Stuff Hangars LLC. 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.

# Attachment 1

APPROVED this 5<sup>th</sup> day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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John R. Hamon, Mayor

ATTEST:

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Melissa Boyer, City Clerk

Exhibit A – Parcel 42 Lease Agreement