



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 11/5/2024

To: Board of Supervisors

Department or Agency Name(s): Sonoma County Public Infrastructure

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2550

Vote Requirement: 4/5th

Supervisorial District(s): Countywide

Title:

Lease Consent to Transfer at the Charles M. Schulz - Sonoma County Airport

Recommended Action:

Authorize the Director of Sonoma Public Infrastructure to execute a Consent to Transfer for an existing ground lease at the Charles M. Schulz - Sonoma County Airport.

Executive Summary:

The current tenant, Santa Rosa Hangar Associates, LP, has been the leaseholder with the Charles M. Schulz - Sonoma County Airport since 2002. Santa Rosa Hangar Associates, LP diversified its business operations and is now requesting to transfer the lease to a closely held affiliate company, Rare Air Aviation Services, LLC.

Discussion:

In October 2002, the Charles M. Schulz - Sonoma County Airport ("Airport") negotiated a fifty-year ground lease with the Santa Rosa Hangar Associates LP on a large hangar that was newly constructed on the Airport to store large aircraft based in Sonoma County. In 2013, the majority of the limited partners transferred their interests to the remaining partner who continues to occupy the leasehold today. In 2023, Santa Rosa Hangar Associates, LP merged into Rare Air Aviation Services, LLC as filed with the California Secretary of State, and this Consent of Transfer formalizes the transfer of responsibility and rights from the current-named tenant to the new entity.

The existing lease has an end date of June 2052 and the tenant is in currently in compliance with all lease terms and conditions. In addition, the tenant has confirmed to the Airport there are no operational or personnel changes to the lease associated with this Consent to Transfer, and the common owner of the existing and proposed leaseholder has agreed to execute a personal guaranty of lease performance, in order to provide County with protection from default should the new entity fail to properly perform in accordance with the lease terms. The Airport has obtained an Estoppel from the current tenant that the lease is in full force and effect with no outstanding claims or deficiencies regarding the lease.

Strategic Plan:

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N/A

Racial Equity:

Was this item identified as an opportunity to apply the Racial Equity Toolkit?

No

Prior Board Actions:

09-24-13 Lease Consent of Transfer and First Amendment

10-15-02 Ground Lease Execution for Santa Rosa Hangar Associates

FISCAL SUMMARY

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts as a result of this Board Item.

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

None.

Related Items "On File" with the Clerk of the Board:

Consent to Transfer

Tenant Estoppel Certificate