

RESOLUTION NO. 27795

WHEREAS, on recommendation of Management, there was presented for approval, First Amendment to Lease VNA-8825 with Valley Sod Farms Inc. to reduce the premises by approximately 35 acres and extend the term by 60 months, covering non-aviation land at Van Nuys Airport; and

WHEREAS, in August 2014, Los Angeles World Airports (LAWA) executed a ten (10)-year lease (VNA-8825) with Valley Sod Farms Inc. (Valley Sod) to lease approximately 47 acres of non-aviation land to operate a sod farm. As part of LAWA's Sustainability Action Plan, LAWA staff has been exploring sites that could support solar installations and determined that part of the Valley Sod property is an optimal location to install a ground mount solar facility due to its large size and the zoning restrictions that limit other potential uses; and

WHEREAS, to secure the property needed for the potential solar installation, LAWA staff negotiated the First Amendment to reduce Valley Sod's demised premises by approximately 35 acres. LAWA also released a Request for Proposals in May 2022, for development and operation of a ground mount solar facility at said site; and

WHEREAS, the First Amendment will return approximately 35 acres of land to LAWA while Valley Sod will retain approximately 11.5 acres of agricultural land for continued use as a sod farm. LAWA intends to use 34 acres for a proposed lease with PCS Energy, LLC to install a ground mount solar facility, leaving LAWA with approximately 1.5 acres for future uses. In exchange for reducing the size of their premises, Valley Sod's lease will be extended by 60 months. All other terms and conditions will remain unchanged; and

WHEREAS, following is a summary of the terms of the First Amendment:

	Initial	Amended
Term	10 years	15 years
Effective Date:	August 20, 2014	no change
Expiration Date:	August 19, 2024	August 18, 2029
Premises		
Land:	approximately 47 acres	approximately 11.5 acres
Annual Rent	\$156,233*	\$ 36,487*
Remaining Term Rent	(August 2023 thru August 2024) \$156,233*	(August 2023 thru August 2029) \$182,435*; and

* The rent does not include future rate adjustment required under the lease.

WHEREAS, issuance of permits, leases, agreements, gate and space assignments, and renewals, amendments or extensions thereof, or other entitlements granting use of existing airport facilities or its operations is exempt from California Environmental Quality Act (CEQA) requirements pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; and

WHEREAS, Valley Sod is required by contract to comply with the provisions of the Living Wage Ordinance; and



WHEREAS, Valley Sod is required by contract to comply with the provisions of the Affirmative Action Program; and

WHEREAS, Valley Sod has been assigned Business Tax Registration Certificate 0000053708-0001-6; and

WHEREAS, Valley Sod is required by contract to comply with the provisions of the Child Support Obligations Ordinance; and

WHEREAS, Valley Sod must have approved insurance documents, in the terms and amounts required, on file with LAWA prior to execution of the First Amendment; and

WHEREAS, Valley Sod has submitted the Contractor Responsibility Program Pledge of Compliance, and will comply with the provisions of said program; and

WHEREAS, Valley Sod has been determined by Public Works, Office of Contract Compliance, to be in compliance with the provisions of the Equal Benefits Ordinance; and

WHEREAS, Valley Sod has submitted the Bidder Contributions CEC Form 55, and will comply with its provisions; and

WHEREAS, Valley Sod has submitted the MLO Bidder Contributions CEC Form 50, and will comply with its provisions; and

WHEREAS, actions taken on this item by the Board of Airport Commissioners will become final pursuant to the provisions of Los Angeles City Charter Section 606;

NOW, THEREFORE, BE IT RESOLVED that the Board of Airport Commissioners adopted the Staff Report; determined that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Class 1 (18)(c) of the Los Angeles City CEQA Guidelines; approved the First Amendment to Lease VNA-8825 with Valley Sod Farms Inc. to reduce the premises by approximately 35 acres and extend the term by 60 months, covering non-aviation land at Van Nuys Airport; and authorized the Chief Executive Officer, or designee, to execute said First Amendment to Lease VNA-8825 with Valley Sod Farms Inc. after approval as to form by the City Attorney and approval by the Los Angeles City Council.

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I hereby certify that this Resolution No. 27795 is true and correct, as adopted by the Board of Airport Commissioners at its Regular Meeting held on Thursday, September 7, 2023.



Grace Miguel – Secretary
BOARD OF AIRPORT COMMISSIONERS