

Bill Text: CA SB654 | 2023-2024 | Regular Session | Amended

California Senate Bill 654

CA State Legislature page for SB654

Bill Title: Local agencies: public property: airport leases.

Spectrum: Partisan Bill (Republican 1-0)

Status: (Passed) 2023-09-01 - Chaptered by Secretary of State. Chapter 155, Statutes of 2023. [SB654 Detail]

Download: [California-2023-SB654-Amended.html](#)

AMENDED IN SENATE APRIL 13, 2023

AMENDED IN SENATE MARCH 29, 2023

CALIFORNIA LEGISLATURE— 2023–2024 REGULAR SESSION

SENATE BILL

NO. 654

Introduced by Senator Jones

February 16, 2023

An act to amend Section 50478 of the Government Code, relating to aviation.

LEGISLATIVE COUNSEL'S DIGEST

SB 654, as amended, Jones. Local agencies: public property: airport leases.

Existing law authorizes a local agency to lease or sublease property owned, leased, or otherwise controlled by it for a period not to exceed 50 years for airport purposes or purposes incidental to aircraft.

This bill would authorize ~~an airport sponsor, as defined,~~ a local agency and the leaseholder, with respect to a lease or sublease entered into pursuant to the above-described authority, to amend the lease or sublease to extend the duration of the lease or sublease, to terminate the lease or sublease and enter into a new lease or sublease, or to transfer an existing lease or sublease, as specified.

Digest Key

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 50478 of the Government Code is amended to read:

50478. (a) ~~An airport sponsor~~ A local agency may lease or sublease property owned, leased, or otherwise controlled by it for a period not to exceed 50 years for airport purposes or purposes incidental to aircraft, including all of the following:

- (1) Manufacture of aircraft, airplane engines, and aircraft equipment, parts, and accessories.
- (2) Construction and maintenance of hangars, mooring masts, flying fields, signal lights, radio equipment, service shops, conveniences, appliances, works, structures, and other air navigation, aircraft, and airplane engine manufacturing plants and facilities.

(b) ~~An airport sponsor~~ A local agency and the leaseholder may do any of the following with respect to a lease or sublease entered into pursuant to subdivision (a):

- (1) Amend the lease or sublease to extend the duration of the lease or sublease, up to a maximum of 50 years per extension.
- (2) Terminate the lease or sublease and enter into a new lease or sublease consistent with the requirements of subdivision (a), up to a term of 50 years, with the same or a related party, to provide for the addition of improvements to the leasehold for the sustainability of the airport.
- (3) Transfer an existing lease or sublease to a new or related entity and issue a new lease not to exceed a term of 50 years.

(c) For purposes of this section, "airport sponsor" means a local agency or the private owner of a public use airport.

"LOCAL AGENCY" AKA: SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

AUTHORED BY THE TORRANCE AIRPORT ASSOCIATION

Item 9B of the City Council agenda for 1/23/2024 is a \$100,000 study of the closure of Torrance Airport:

"The scope of work would include a conversion of Torrance Municipal Airport from a general aviation use to master planned land development project scenario and assess whether it would serve the economic, fiscal and neighborhood interest of Torrance. The consultant would complete the following tasks: review of properties and ground leases within the operational footprint of TOA; estimate the cost of airport closure; complete a market demand analysis of land and facilities reuse potential; estimate pace of land absorption and value; and determine overall cost versus revenue comparison. The final report will be completed within four to five months from assignment initiation."