



# Council Agenda Report

**From:** Meg Williamson, Assistant City Manager  
**Subject:** Estrella Warbirds Museum – Amendment to Lease Exhibit  
**Date:** June 20, 2017

## Facts

1. On August 16, 2016, the City Council approved a new lease agreement with the Estrella Warbirds Museum for approximately 9+ acres of vacant land on Dry Creek Road at the municipal Airport. The new lease provides additional area for the Museum to expand to the west of its existing facility.
2. The area leased to the Estrella Warbirds Museum consists of two legal parcels (43 & 46) where a paper road (Stratus Lane) partially overlies each.
3. During the lease approval process it was recognized that Stratus Lane was not necessary in order for these parcels to develop as shown in the Museum's Master Plan.
4. The City has initiated the abandonment of Stratus Lane and the merger of Parcels 43 & 46 (and the adjacent 42 & 47) as a "housekeeping" measure for future development of both the Estrella Warbirds Museum site and the adjacent vacant lease land to the west of Stratus Lane.
5. The recalculated size of the combined lease parcels, once the street abandonment is complete, is approximately 10 acres. The perimeter boundaries of the lease area are unchanged.
6. Should the City Council give final approval to the abandonment of Stratus Lane (scheduled later in the agenda under Public Hearings) the current Exhibit "A" of the Estrella Warbird Museum Lease will need to be amended to reflect the new merged parcel configuration.

## Options

1. Take no action.
2. Authorize the City Manager to execute the Estrella Warbirds Museum Lease document with the amended lease area "Exhibit A" showing Stratus Lane extinguished and Lots 43 & 46 merged.
3. Provide alternative direction as may be appropriate.

## Analysis and Conclusions

Option 1: No action by the City Council would maintain the status quo, and the August 2016 lease exhibit would stand in effect. If the street abandonment and lot merger are approved later in the agenda, the lease exhibit would be in conflict.

Option 2: The street abandonment will allow for the expansion of the Estrella Warbirds Museum as depicted in its Master Development Plan, and as required by the development performance standards of the lease. The modification to the Lease Area Exhibit A of the lease will properly align the Lease document with the new Parcel Map extinguishing Stratus Lane and merging Lot 43 with Lot 46.

Option 3: Should the City Council identify additional considerations within the context of the lease area exhibit, such direction can be provided.

**Fiscal Impact**

None. Council approved the 30-year lease with the Estrella Warbirds Museum on August 16, 2016. The modification of the Lease Area exhibit to eliminate Stratus Lane and merge the lease parcels 43 and 46 does not materially change the fiscal impact of the lease agreement.

**Recommendation**

1. Authorize the City Manager to execute the Estrella Warbirds Museum Lease document with the amended lease area showing Stratus Lane extinguished and Lots 43 & 46 merged, contingent upon City Council approval of Street Abandonment 17-001.
2. Authorize the City Manager and City Attorney to make any other minor changes fully consistent with Council overall direction.

**Attachments**

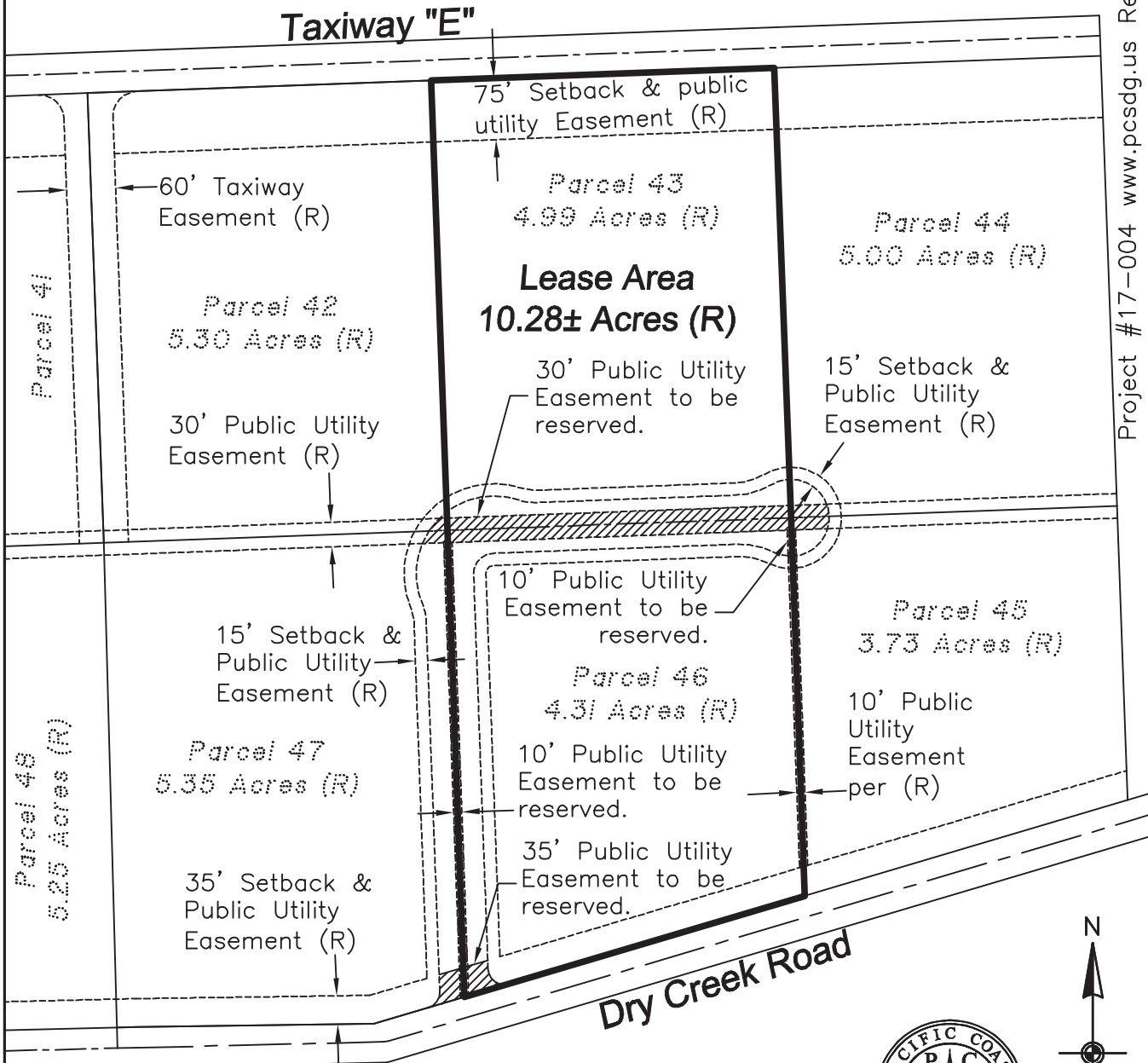
1. Modified Exhibit "A" to Estrella Warbirds Lease
2. Original Exhibit "A" to Estrella Warbirds Lease (originally approved August 16, 2016)
3. Estrella Warbirds Original Development Master Plan

# Exhibit "A"

## Lease Area Map

### *Paso Robles Municipal Airport*

Project #17-004 www.pcsdgd.us Rev:6/13/2017



### Legend

(R) - Indicates record data per Book 29 of Parcel Maps, at Page 47, in the City of Paso Robles, County of San Luis Obispo, State of California

- Indicates Public Utility Easement to be Reserved



SCALE 1 INCH = 200 FEET  
 0 100 200 400

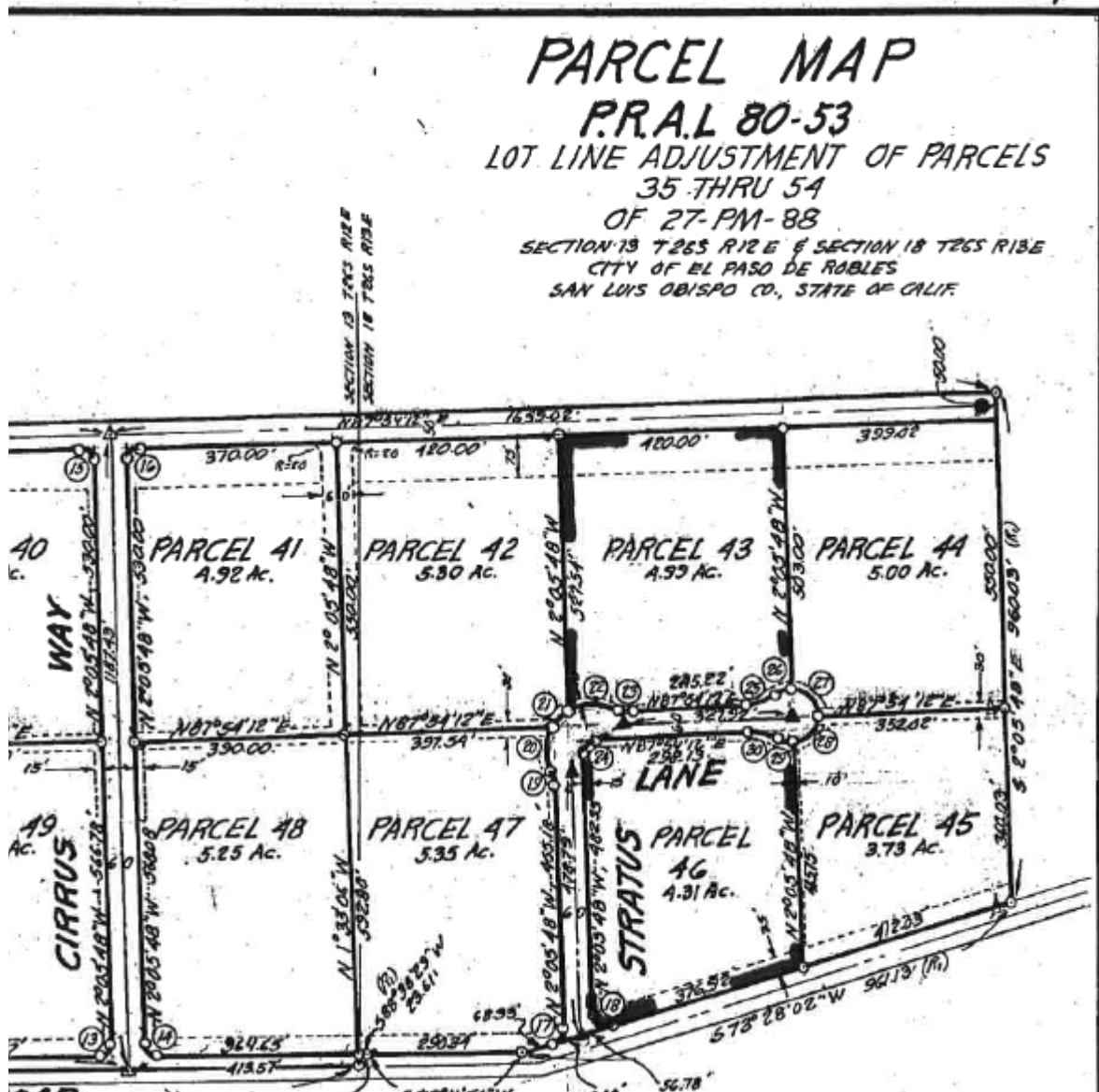
**EXHIBIT "A"**

**Legal Description of Leased Premises**

A leasehold estate described as follows:

Parcels 43 and 46 of Parcel Map No. PRAL 80-53, in the City of Paso Robles, County of San Luis Obispo, State of California, according to map recorded in the office of the County Recorder of said County.

APN: 025-047-043, 025-047-046



OLD LEASE AREA EXHIBIT – 8/16/16



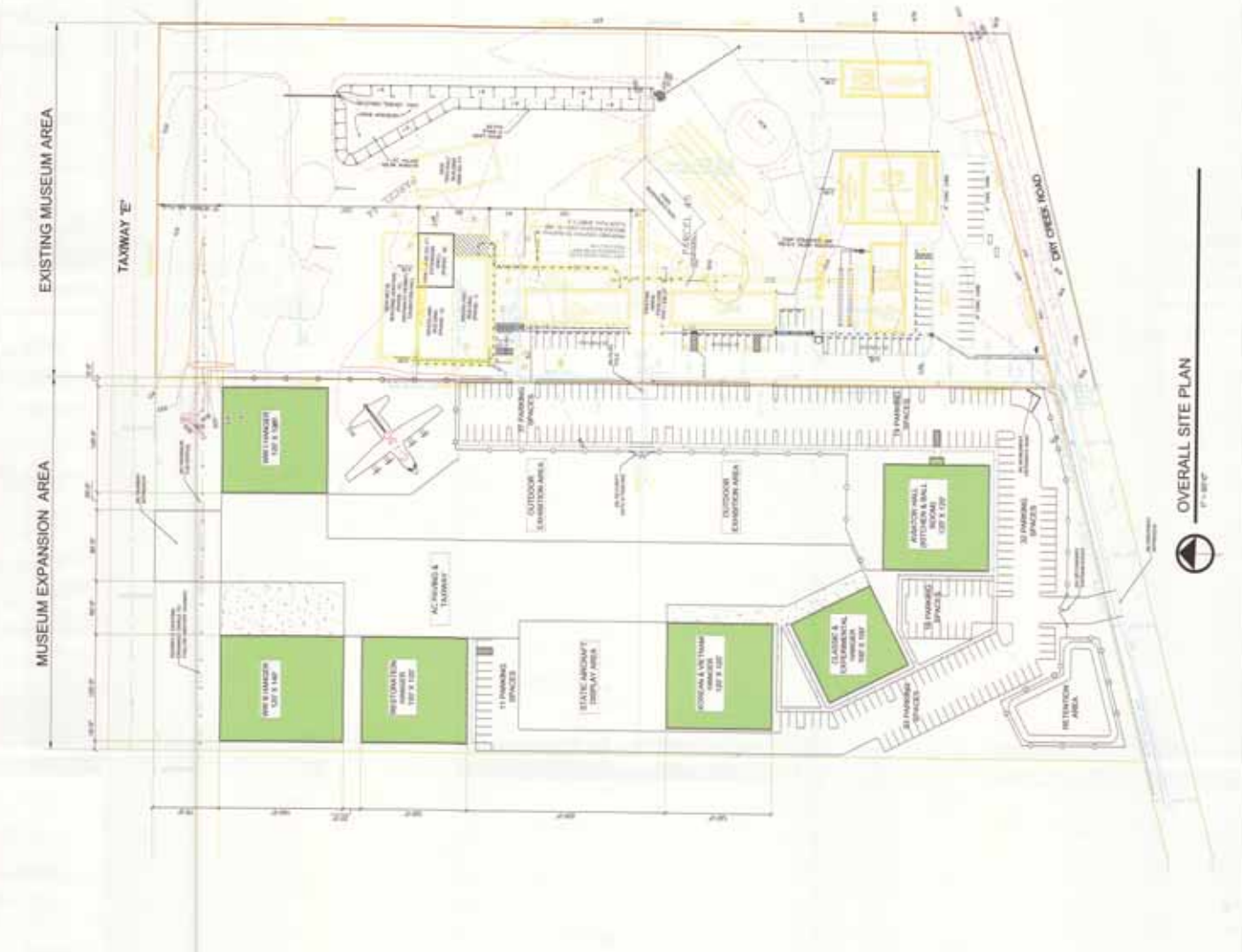
ESTRELLA WARBIRD MUSEUM ARCHITECTURE  
 ARCHITECTURE  
 • DESIGN  
 • DESIGN  
 KEN M. NAGAHAMA  
 ARCHITECT  
 610 DRY CREEK ROAD, SUITE 100  
 PASO ROBLES, CA 93446  
 805-329-4001  
 93448 Fax (805)  
 239-2833

ESTRELLA WARBIRD MUSEUM - EXPANSION PLAN  
 4251 DRY CREEK ROAD  
 PASO ROBLES, CA 93446

PLAN PREPARED FOR:

PROJECT DATA

OWNER: ESTRELLA WARBIRD MUSEUM, 4251 DRY CREEK ROAD, PASO ROBLES, CA 93446  
 PROJECT ADDRESS: 4251 DRY CREEK ROAD, PASO ROBLES, CA 93446  
 A.P.N.: 019-007-001-001  
 LOT AREA: 8.5 ACRES TOTAL  
 PROJECT DESCRIPTION: NEW EXPANSION SITE DESIGN OF ANAHEIM LETTERS  
 PROJECT STATISTICS  
 NEW BUILDING FOR EXPANSION AREA:  
 • WORLD WAR II EXHIBITION HANGAR: 14600 SF  
 • RESTORATION HANGAR: 14600 SF  
 • RECEPTION HANGAR: 14600 SF  
 • KOPRAN & VICTIM AREA EXHIBITION HANGAR: 14600 SF  
 • CLASSIC & ENVIRONMENTAL EXHIBITION HANGAR: 14600 SF  
 • AVIATION HALL: 14600 SF  
 TOTAL BUILDING AREA EXPANSION AREA: 84600 SF  
 EXISTING EXHIBITION AREA:  
 • OUTDOOR EXHIBITION AREA (OVERALL): 8000 SF  
 OCCUPANCY FLOOR CHARTER BY:  
 • WORLD WAR II EXHIBITION HANGAR: 14600 SF  
 • RESTORATION HANGAR: 14600 SF  
 • CLASSIC & ENVIRONMENTAL EXHIBITION HANGAR: 14600 SF  
 • AVIATION HALL: 14600 SF  
 • KOPRAN & VICTIM AREA EXHIBITION HANGAR: 14600 SF  
 • RECEPTION HANGAR: 14600 SF  
 • OUTDOOR EXHIBITION AREA (OVERALL): 8000 SF  
 PARKING REQUIREMENT:  
 • WORLD WAR II EXHIBITION HANGAR: 3000 SPACES  
 • RESTORATION HANGAR: 3000 SPACES  
 • CLASSIC & ENVIRONMENTAL EXHIBITION HANGAR: 3000 SPACES  
 • AVIATION HALL: 3000 SPACES  
 • KOPRAN & VICTIM AREA EXHIBITION HANGAR: 3000 SPACES  
 • RECEPTION HANGAR: 3000 SPACES  
 • TOTAL REQUIRED PARKING FOR EXPANSION AREA: 18000 SPACES  
 TOTAL REQUIRED PARKING FOR EXISTING AREA: 14000 SPACES  
 TOTAL REQUIRED PARKING: 32000 SPACES  
 \*NOTE: AVIATION HALL SHALL BE USED DURING NON-EXHIBITION MUSEUM HOURS.



REVISION LOG

NO.	DESCRIPTION	DATE

OVERALL SITE PLAN  
 1" = 100'