



RESOLUTION No. 25-309

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA

RESOLUTION APPROVING A FIRST AMENDMENT TO A REAL PROPERTY LEASE APPROVED BY RESOLUTION 20-270 WITH SIERRA MOUNTAIN AVIATION, INC., TO OPERATE AN AVIATION MAINTENANCE FACILITY AS A FIXED BASED OPERATOR AND AUTHORIZING THE CHAIR OF THE BOARD OF SUPERVISORS TO EXECUTE THE AMENDMENT

WHEREAS, the County of Nevada entered into a real property lease with Sierra Mountain Aviation approved by the Board Resolution 20-270 on 23 June 2020, that covers 4,736 square feet of hangar space in a 2-unit hangar, and four adjacent aircraft tie-down spots on Ramp 5 of the Nevada County Airport; and

WHEREAS, the subject lease provides an option for a 5-year extension to the original 5-year term; and

WHEREAS, the Lessee has elected to execute the option of extending the current lease by 5 years; and

WHEREAS, in accordance with the lease, a review and analysis of prevailing rates at Auburn, Placerville, Columbia, Yuba and Jackson airports for like leases was conducted and a rental rate of \$.33 per square foot per month was offered to the Lessee; and

WHEREAS, both the Nevada County Airport and Sierra Mountain Aviation agree to add two more tie-down spots for an additional \$25 per month; and

WHEREAS, the proposed rental rate has been reviewed and accepted by the Lessee.

NOW, THEREFORE, BE IT RESOLVED that the Nevada County Board of Supervisors hereby approves the First Amendment to Ground Lease between the County of Nevada and Sierra Mountain Aviation, Inc. dated 20-270 and authorizes the Chair of the Board to execute the first amendment on behalf of Nevada County.

Funding: 4116-91004-274-1000 / 430200.

PASSED AND ADOPTED by the Board of Supervisors of the County of Nevada at a regular meeting of said Board, held on the 24th day of June 2025, by the following vote of said Board:

Ayes: Supervisors Heidi Hall, Robb Tucker, Lisa Swarthout, Susan Hoek, and Hardy Bullock.

Noes: None.

Absent: None.

Abstain: None.

Recuse: None.

ATTEST:

TINE MATHIASSEN
Chief Deputy Clerk of the Board of Supervisors

By: *Laurie Cech*

Heidi Hall
Heidi Hall, Chair

**FIRST AMENDMENT TO LEASE AGREEMENT FOR THE MAINTENANCE FACILITY SPACE
LOCATED AT THE NEVADA COUNTY AIRPORT
13083 JOHN BAUER AVE, GRASS VALLEY, CA 95945**

THIS AMENDMENT is executed by and between the COUNTY OF NEVADA and SIERRA MOUNTAIN AVIATION INC., a Fixed Based Operator ("FBO"), and is effective as of JULY 1, 2025. This Amendment extends the lease entitled Agreement for Maintenance Facility Nevada County Airport, as executed on June 23, 2020 ("Lease").

WHEREAS, County and FBO entered into the Lease on 23 June, 2020; and,

WHEREAS, Paragraph 3 of the Lease provides that the FBO may have the option to renew the Lease for one additional five-year term; and,

WHEREAS, the parties desire to exercise the option set forth in Paragraph 3 to extend the lease for an additional five-year term, and establish the base rent for the extended term beginning 1 July, 2025.

NOW THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. That the Term of the Lease, as set forth in Paragraph 3, shall be extended for five years, commencing on July 1, 2025, and ending June 30, 2030.
2. That the base rent for the Second Term, as set forth in Paragraph 7 of the Lease, shall be \$1,562.88 per month.
3. The parties agree to add two additional tie-downs to the Lease for \$50.00 per month for a total monthly lease rate of \$1,612.88.
4. In accordance with Paragraph 7 of the lease, the same CPI per year adjustment to the base rent with a maximum increase of three percent (3%) shall apply to each of the remaining years in the Second Term in the same manner as was agreed to for the First Term. All other terms and conditions in the lease remain in effect.

IN WITNESS WHEREOF, the parties hereto have executed or cause this instrument to be executed as of the day and year first above written.

COUNTY OF NEVADA

By: 
Heidi Hall (10/22/2025 09:48:23 PDT)
Chair, Board of Supervisors

Dated: 10/22/2025

SIERRA MOUNTAIN AVIATION, INC.

By: 
Daniel Grass (10/22/2025 08:26:57 PDT)

Dated: 10/22/2025

ATTEST

By: 
Julie Patterson Hunter (11/24/2025 09:50:55 PST)
Clerk of the Board

APPROVED AS TO FORM

By: 
Sims Ely (11/24/2025 05:14:13 PST)
County Counsel