

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

308



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 29, 2007

**SUBJECT:** Joint Development Agreement and Ground Lease, Hemet-Ryan Airport

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Joint Development Agreement, between the County of Riverside ("County") and the State of California ("State"), as represented by the California Department of Forestry and Fire Protection;
2. Approve the Ground lease between County of Riverside, a Political Subdivision of the State of California, as Lessor, and the Department of General Services of the State of California, and the agreement of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee;
3. Authorize the Chairman of the Board to execute the Joint Development Agreement and the Ground Lease; and
4. Authorize the Assistant County Executive Officer or designee to execute any other documents required by the Joint Development Agreement and/or Ground Lease.

(Continued on Page 2)

FORM APPROVED COUNTY COUNSEL  
 BY: Gordon V. Woo 12/3/07  
 DATE  
 Departmental Concurrence

*Deanna Lorson*

RZ:DL:CC:DS:HO  
 S:\EDCOM\AIRPORTS\HMTRYAN\CalFire\New Lease apr 06\CALFIRE  
 Holdover Agr F11 29 nov 07.doc

Deanna Lorson, Managing Director, for Robin Zimpfer,  
 Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	No

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
 Jennifer L. Sargent

County Executive Office Signature

Consent  
 Policy  
 Consent  
 Policy

Dep't Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:** 6/05/07, 4.4 & 9.5; May 17, 2003

**District:** 3<sup>rd</sup>

**Agenda Number:**

**BACKGROUND:**

The Economic Development Agency has received a Joint Development Agreement (JDA) and a Ground Lease for approximately 12.145-acres of land at Hemet-Ryan Airport, between the County of Riverside, a Political Subdivision of the State of California, as Lessor, and the Department of General Services of the State of California, and the agreement of the California Department of Forestry and Fire Protection (CAL FIRE), entities of the State of California, as Lessee; at Hemet-Ryan Airport.

CAL FIRE is planning to replace their existing facilities on the Leased Premises with a new fire fighting air attack base (Hemet-Ryan AAB or HRAAB). The development will be accomplished through a Joint Development Agreement between the County and CAL FIRE.

Pursuant to the JDA, County and CAL FIRE will design and construct the Hemet-Ryan AAB. It is estimated that the project will take eighteen months to complete. The HRAAB includes the addition of: (i) an 8,211 square foot (sf) helicopter/OV-10 hangar; (ii) a two-story 4,646 sf air operations building; (iii) a 22-bed 5,842 sf barracks/mess hall; (iv) a three-bay 4,812 sf apparatus storage and vehicular equipment building; (v) a 15,300 sf protective aircraft weather canopy for S2T aircraft; and (vi) a fire retardant chemical mixing plant with at least 40,000 gallons of storage. Before beginning Project construction, an existing tower, barracks, and operations and storage buildings will be demolished, and sewer connections, fencing, paving, landscaping, associated utilities and appurtenances will be installed. Project related activities also include taxiway tie-in work and on-site tarmac improvements, which shall include six retardant loading pits and associated utilities, a helipad and associated paving, tarmac fencing, taxiways, paving, utilities and landscaping, and retardant waste and surface water runoff mitigation.

On June 5, 2007, the Board of Directors of the Redevelopment Agency for the County of Riverside, approved the Hemet Ryan-Air Attack Base Project, adopted a Mitigated Negative Declaration for Environmental Assessment No. EDA/CEQA 2007-04 and allocated \$2,500,000 in redevelopment funds for the construction and all related consulting services.

Project Cost: \$23,939,000

State funding is estimated at \$21,439,000.00.

Redevelopment Agency for the County of Riverside will contribute \$2,500,000, which is to be used primarily to support the design development of the Hemet-Ryan AAB.

Lease Term: Fifty (50) years

Annual Rent: \$69,729 paid in arrears, adjusted annually by the Consumer Price Index, not to exceed a 7% increase in any one year.

Landing fees: All fixed wing aircraft with retardant carrying capability shall pay \$56 per landing and \$1.50 per 1,000 pounds of gross certified landing weight in excess of the first 12,500 pounds. No fees will be charged for the first 100 landings per calendar year of CAL FIRE airtankers. No fees will be charged for non-fixed wing aircraft and fixed wing aircraft without capability to carry retardant.

Economic Development Agency staff recommends that the Board of Supervisors approve the Joint Development Agreement and the Ground Lease. Outside Counsel for the County, Gatzke, Dillon & Balance, has reviewed the Agreements and approved them as to form.