

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

365



FROM: Economic Development Agency

SUBMITTAL DATE:
June 18, 2015

SUBJECT: Consent to Sublease between Bachelor Mountain Group, LLC, and BSW Ranch, a California Partnership, and Bill of Sale between Mark Lightsey and BSW Ranch, a California Partnership – Hemet-Ryan Airport; Project is CEQA Exempt; District 3, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Approve and consent to sublease of real property located within Hemet-Ryan Airport in Hemet, California (Subleased Property), as more specifically set forth in the attached Sublease Agreement – Land Only between Bachelor Mountain Group, LLC, (as sublessor) and BSW Ranch, a California partnership, (as sublessee) (Sublease);

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3.21 of 9/15/09; 3.30 of 6/7/11

District: 3

Agenda Number:

3-20

FORM APPROVED COUNTY COUNSEL
BY:
ANITA C. WILLIS
DATE: 6-17-15

Departmental Concurrence

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency

FORM 11: Consent to Sublease between Bachelor Mountain Group, LLC, and BSW Ranch, a California Partnership, and Bill of Sale between Mark Lightsey and BSW Ranch, a California Partnership – Hemet-Ryan Airport; Project is CEQA Exempt; District 3, [\$0]

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RECOMMENDED MOTION: (Continued)

3. Approve and consent to the sale of the aircraft storage hangar known as Unit No. 8 in Building 14-2 located on the Subleased Property within Hemet-Ryan Airport in Hemet, California, as more specifically set forth in the attached Bill of Sale between Mark Lightsey (as seller) and BSW Ranch, a California partnership, (as buyer) (Bill of Sale);
4. Authorize the Chairman of the Board of Supervisors to sign the attached Consent to Sublease and Consent to Bill of Sale; and
5. Authorize the Assistant County Executive Officer/EDA, or designee, to execute any additional documents necessary to implement the Sublease and Bill of Sale, subject to approval by County Counsel.

BACKGROUND:

Summary

The County of Riverside (County), as lessor, and Bachelor Mountain Group, LLC, a California limited liability company (BMG), as lessee, entered into that certain Lease effective September 15, 2009 (with a commencement date of June 4, 2009) (Lease). The Lease relates to the 6.56 acres of real property located at the Hemet-Ryan Airport (Leased Premises). Pursuant to Section 26 of the Lease, BMG cannot sublease any rights, duties or obligations under the Lease without the written consent of the County. BMG desires to sublease a portion of the Leased Premises upon which an airport storage hangar, identified as Unit No. 8 in Building 14-2 is located (Subleased Premises) to BSW Ranch, a California partnership (BSW Ranch), as more specifically set forth in the Sublease Agreement – Land Only dated December 12, 2014, attached hereto as Attachment B (Sublease). If approved by the Board, the Sublease will be subject to the Lease. Mark Lightsey was the prior Board approved sublessee for the Subleased Premises. Mark Lightsey's sublessee rights have been terminated pursuant to the Lease Cancellation Agreement attached hereto as Attachment E. The proposed Consent to Sublease is attached hereto as Attachment A.

In connection with the Sublease, BSW Ranch (as buyer) and Mark Lightsey(as seller) entered into that certain Bill of Sale, dated December 12, 2014, relating to the sale of aircraft storage hangar known at Unit No. 8, Building 14-2 (Bill of Sale), the effectiveness of which is subject to the consent and approval by the County. A copy of the Bill of Sale is attached hereto as Attachment D. BSW Ranch will not change the existing use of the Subleased Premises. The Bill of Sale and the Sublease will not impact or modify the terms of the Lease. The proposed Consent to Bill of Sale is attached hereto as Attachment C.

Pursuant to the California Environmental Quality Act (CEQA), the Sublease and Bill of Sale were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing Facilities and State CEQA Guidelines 15061(b) (3), General Rule or “Common Sense” Exemption. The proposed project, the consent to Sublease and Bill of Sale, is the letting of property involving existing facilities and no expansion of an existing use will occur. In addition, there is no possibility that the proposed project will have a significant effect on the environment. EDA staff recommends that the Board of Supervisors approve the Consent to Sublease and Consent to Bill of Sale attached hereto as Attachments A and C respectively. County Counsel has approved as to form the attached Consent to Sublease and the Consent to Bill of Sale.

Impact on Citizens and Businesses

(Commences on Page 3)

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Impact on Citizens and Businesses

The Sublease and Bill of Sale will assist in the County's effort to increase airport operations which will in turn provide increased patron activities for local businesses.

SUPPLEMENTAL:

Additional Fiscal Information

There is no net County cost and no budget adjustment required.

ATTACHMENTS:

- Attachment A – Consent to Sublease
- Attachment B – Sublease Agreement – Land Only
- Attachment C – Consent to Bill of Sale
- Attachment D – Bill of Sale
- Attachment E – Lease Cancellation Agreement