

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



ITEM: 3.32
(ID # 19392)

MEETING DATE:
Tuesday, July 12, 2022

FROM : TLMA - AVIATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/AVIATION: Approval of Notice to Terminate Tenancy Pertaining to the Lease (Thermal Airport) between the County of Riverside, as Lessor, and National Association of Reversionary Property Owners, as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt, District 4. [\$1,500 Total Cost - TLMA Aviation Revenue Fund 100%] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Find** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. **Approve** the attached Notice to Terminate Tenancy pertaining to the Lease (Thermal Airport) between the County of Riverside, a political subdivision of the State of California, as Lessor, and National Association of Reversionary Property Owners, a Washington corporation, as Lessee, and authorize the Riverside County Airport Manager to execute the same on behalf of the County;

Continued on page 2

ACTION:Policy


Charissa Leach, TLMA Director

6/16/2022



Aaron Gettis, Deputy County Counsel

6/29/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel and Hewitt
Nays: Washington
Absent: Perez
Date: July 12, 2022
xc: TLMA-Aviation, Recorder

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. **Authorize** the Riverside County Airport Manager or her designee to execute any other related documents and administer all actions necessary to complete this matter; and
4. **Direct** the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five (5) working days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,500	\$ 0	\$ 1,500	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% TLMA- Aviation Revenue Fund			Budget Adjustment:	No
			For Fiscal Year:	22/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On January 29, 1980, the County of Riverside, a political subdivision of the State of California, as Lessor, and Charles Gibbs and June Gibbs, husband and wife as joint tenants entered into a Lease at the Jacqueline Cochran Regional Airport ("Original Lease"). The Original Lease has been amended by that certain First Amendment dated January 8, 1985, the Second Amendment dated April 10, 1985, and the Third Amendment dated December 15, 1992 (the Original Lease and amendments are collectively referred hereto as "Lease"). Since entering into the Lease various assignments have been made whereby National Association of Reversionary Property Owners (NARPO), a Washington corporation, has become the current Lessee by virtue of an Assignment of Lease and Conveyance of Hangar dated October 1, 2016.

The Lease pertains to Lessee's use of approximately 1.6 acre of land at the Jacqueline Cochran Regional Airport ("Property"), on which a 10,625 square foot hangar ("NARPO Hangar") was constructed and utilized as an aircraft storage hangar for approximately 40 years. The term of the Lease expired on January 1, 2020, and the Lessee has remained on the Property on a month-to-month tenancy. The current monthly lease rate for NARPO is \$300 per month, which has not increased since 2007, and is inconsistent with the current ground market rate at the Jacqueline Cochran Regional Airport.

Pursuant to Section 511(a)(9) of the Airport and Airway Improvement Act of 1982 (AAIA); airports are required to be as self-sustainable as possible under the circumstances at the airport. Airports typically achieve long-term self-sustainability through reversion of property

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

improvements and mark-to-market rate adjustments for rents. The NARPO Lease included a reversion clause that reverted ownership of the hangar to the County after 40 years, upon expiration of the Lease, unless the Lessee removed at Lessee's expense, such improvements, alterations and fixtures at or prior to the expiration of the Lease. The Lease expired and NARPO did not remove the hangar from the Property.

In July of 2018, prior to the reversion of the hangar, the County sent NARPO a letter detailing the County's proposed lease terms for a potential renewal. The proposal included a lease rate based on improved land for the NARPO Hangar at \$.31 per square foot, and an updated market rate price for the ground space of \$1,272 per acre. The total proposed monthly rent was \$4,540.31 per month for the lease of a reduced ground space of .98 acres and the NARPO Hangar. NARPO rejected the offer and countered with a monthly rate of \$900 a month, which the County declined.

On June 24, 2020 NARPO sent a complaint to the Federal Aviation Administration ("FAA") regarding insurance limits and the reversionary clause for the existing Lease. On July 6, 2020 the FAA informed NARPO that they did not have permanent rights of the hangar, as permanent rights are a violation of grant assurances. The FAA indicated that the airport has an obligation to be self-sufficient and that a hangar reverting back to the airport is best practices in the industry.

On July 7, 2020, the County notified NARPO that hangar ownership had reverted to the County and as such the County agreed to offer NARPO a reduced improved facility price of .29 cents per square foot. NARPO declined the offer to lease the hangar at market rate for improved facilities and the Lease has remained on a month-to-month tenancy.

At this point, the County has exhausted all options to renew the lease with NARPO and has determined it to be in the best interest of the County to make the property available for airport development by electing to terminate the tenancy by the attached 30-Day Notice to Terminate Tenancy. The tenancy will be terminated on August 11, 2022.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 class 1-Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption.

The 30-Day Notice to Terminate Tenancy has been reviewed and approved as to form by County Counsel.

Impact on Residents and Businesses

There have been substantial requests made to the Riverside County, Aviation Division for hangar space and development at the Jacqueline Cochran Regional Airport. Making the NARPO Hangar and property available will help the Aviation Division develop the airport in a way that could potentially lead to an operation or service that is currently not available.

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Residents and Businesses can potentially benefit from increased services or amenities made available at the airport.

Additional Fiscal Information

No net County cost will be incurred, and no budget adjustment is necessary, however, the Transportation and Land Management Agency, Aviation Division has incurred costs associated with this transaction. County Counsel and Facilities Management costs to date in the approximate amount of \$1,500 will be reimbursed from the TLMA Aviation Revenue Fund.

County Counsel Review	\$ 1,000
CEQA NOE	\$ 500
Total	\$ 1,500

Attachments

30-Day Notice to Terminate Tenancy
Notice of Exemption
Aerial Map



Jason Farin, Principal Management Analyst 7/6/2022



Riverside County Aviation

June 27, 2022

Via Email : dick156@earthlink.net

National Association of Reversionary Property Owners

Attn: Richard Welch
227 Bellevue Way NE, #719
Bellevue, WA 98004

Re: **30 DAY NOTICE TO TERMINATE TENANCY;
Jacqueline Cochran Regional Airport
(National Association of Reversionary Property Owners)
10,625 square foot hangar.
56850 Higgins Dr, Thermal, CA 92274**

Dear Mr. Welch:

On January 29, 1980, Charles Gibbs and June Gibbs, husband and wife as joint tenants, predecessor in interests to National Association of Reversionary Property Owners, a corporation organized and existing under the laws of Washington, as Lessee ("Lessee") and the County of Riverside, a political subdivision of the State of California ("County"), as Lessor, entered into that certain Lease (Thermal Airport) ("Original Lease"), as amended on January 8, 1985, ("First Amendment"), April 10, 1985, ("Second Amendment"), and December 15, 1992, ("Third Amendment"), and all collectively referred hereto as, Lease. The Lease pertains to Lessee's occupancy of 1.6 acre of land at the Jacqueline Cochran Regional Airport as more specifically described in the legal description and depicted on the site map attached hereto as Exhibits A and B respectfully and generally located at 56850 Higgins Dr, Thermal, CA 92274 ("Leased Premises").

The term of the Lease expired and has remained on a month-to-month tenancy since January 1, 2020. The County and Lessee have made multiple good faith attempts to renew the contract and have failed to reach terms that are mutually beneficial to both parties. This letter shall serve as a 30-day notice to terminate your month-to-month tenancy in accordance with California Civil Code Section 1946.

As required under County Ordinance 861, the County-Aviation Division will present this item to the County Board of Supervisors for concurrence. The Board meeting will take place on July 12, 2022 at 9:00 am, in the meeting room of the Board of Supervisors, County Administrative Center located at 4080 Lemon Street, Riverside, CA 92501.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-9722

P. O. Box 1605 • Riverside, California 92502-1605

30-DAY NOTICE TO TERMINATE TENANCY

Within thirty (30) days after delivery of this notice, Lessee must surrender possession of the Leased Premises to the Lessor. Lessee's failure to vacate the Leased Premises within thirty (30) days following delivery of the notice will cause the undersigned to initiate legal proceedings against Lessee. Additionally, the County may seek a judgement for damages for each day of the occupancy after the expiration date of this notice.

Per Section 10(c) of the Lease, Lessee shall remove, at its expense, trade fixtures (not including buildings and improvements affixed to the land), and restore the premises to good, safe and sanitary condition. In the event Lessee does not remove such trade fixtures upon expiration of the Lease, they shall become the property of the Lessor for no further consideration of any kind. Lessor shall have the right to charge Lessee for removal of any trade fixtures that so remain by Lessee upon the expiration or termination of the Lease.


Under California law, you have a right to request that the undersigned landlord make an initial inspection of the premises to determine its condition before you vacate, and you have the right to be present during the inspection. The purpose of the inspection is to allow you an opportunity to remedy identified deficiencies or damage to the premises, if any, caused by you. If you wish to have such an inspection, please contact me via email at ajamison@rivco.org or by phone at (951) 955-9418. If you request an inspection, you will be given 48 hours' advance notice of the inspection, but you may waive in writing the required 48 hours' notice and have the inspection done sooner.

Sincerely,



Angela Jamison
Riverside County Airports Manager

APPROVED AS TO FORM:
COUNTY COUNSEL



Ryan Yabko
Deputy County Counsel

Notice to Terminate
NARPO Lease at Jacqueline Cochran Regional Airport



Maxwell, Sue

From: cob@rivco.org
Sent: Monday, July 11, 2022 11:06 AM
To: COB; dick156@earthlink.net
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: RICHARD
Last Name: WELSH
Address (Street, City and Zip): 1100 Bellevue Way NE Ste 8A PMB719, 1100 Bellevue Way NE Ste 8A PMB719
Phone: 760-238-8420
Email: dick156@earthlink.net
Agenda Date: 07/12/2022
Agenda Item # or Public Comment: 3.32
State your position below: Oppose
Comments: I would like to speak against the lease termination.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220712 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

County of Riverside
TLMA Aviation

FOR COUNTY CLERK USE ONLY

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/12/22 JM
Date Initial

NOTICE OF EXEMPTION

June 22, 2022

Project Name: County of Riverside, Approval of Notice to Terminate Tenancy with National Association of Reversionary Property Owners (NARPO), Jacqueline Cochran Regional Airport, Thermal

Project Number: FM05191011913

Project Location: Near Higgins Drive and Avenger Boulevard, west of Highway 111, south of Airport Boulevard, unincorporated community of Thermal, Riverside County, California 92274; Assessor's Parcel Numbers (APN) 759-060-017, 759-060-018

Description of Project: On January 29, 1980, the County of Riverside, as Lessor, and Charles Gibbs and June Gibbs, husband and wife as joint tenants entered into a Lease at the Jacqueline Cochran Regional Airport (Original Lease). The Original Lease has been amended three times (the Original Lease and amendments are collectively referred hereto as Lease). Since entering into the Lease, various assignments have been made whereby NARPO, a corporation organized and existing under the laws of Washington has become the current Lessee by virtue of an Assignment of Lease and Conveyance of Hangar dated October 1, 2016.

The Lease pertains to Lessee's use of approximately 1.6 acre of land at the Jacqueline Cochran Regional Airport (Property), on which a 10,625 square foot hangar (NARPO Hangar) was constructed and utilized as an aircraft storage hangar for approximately 40 years. The term of the Lease expired on January 1, 2020, and the Lessee has remained on the Property on a month-to-month tenancy. The current monthly lease rate for NARPO is \$300 a month, which has not increased since 2007, and is inconsistent with the current ground market rate at the Jacqueline Cochran Regional Airport.

Pursuant to Section 511(a)(9) of the Airport and Airway Improvement Act of 1982 (AAIA); airports are required to be as self-sustainable as possible under the circumstances at the airport. Airports typically achieve long-term self-sustainability through reversion of property improvements and mark-to-market rate adjustments for rents. The NARPO Lease included a reversion clause that reverted ownership of the hangar to the County after 40 years, upon expiration of the Lease, unless the Lessee removed at Lessee's expense, such improvements, alterations and fixtures at or prior to the expiration of the Lease. The Lease expired and NARPO did not remove the hangar from the Property. The County has exhausted all options to renew the lease with NARPO and has determined it to be in the best interest of the County to make the property available for airport development by electing to terminate the tenancy by the attached 30-Day Notice to Terminate Tenancy. The approval of the Termination of Tenancy at Cochran Airport is identified as the proposed project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Aviation


JUL 1 2 2022 3.32

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project is limited to administrative and operation related provisions within the Lease Agreement which would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. and no significant environmental impacts are anticipated to occur.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is the approval of the Termination of Tenancy for the NARPO Hangar. The termination of the Lease Agreement would result in a different owner for the hangar, but would also result in the continued use of the hangar for airport use and no significant physical changes would result. The approval of the termination of tenancy will have the same purpose and substantially similar capacity, would not alter the building footprint, would be consistent with the existing land use, and would not result in a significant increase in capacity. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The approval of the Termination of Tenancy is an administrative function and would result in the continued operation of the hangar at the airport under new ownership. No significant direct or indirect environmental impacts would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  _____ **Date:** 6-22-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Approval of Notice to Terminate Tenancy with NARPO at Cochran
Regional Airport**

Accounting String: 525440-40710-1910700000- FM05191011913

DATE: June 22, 2022

AGENCY: Riverside County

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **Mike Sullivan, Senior Environmental Planner**

Signature: 

PRESENTED BY: **Jose Ruiz, Real Property Agent, TLMA Aviation**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

Date: June 22, 2022
To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM05191011913**
Approval of Notice to Terminate Tenancy with NARPO at Cochran Regional
Airport

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,


3450 14th Street, 2nd Floor, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

County of Riverside
TLMA Aviation

FOR COUNTY CLERK USE ONLY	
Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.	
<u>7/12/22</u> Date	<u></u> Initial

NOTICE OF EXEMPTION

June 22, 2022

Project Name: County of Riverside, Approval of Notice to Terminate Tenancy with National Association of Reversionary Property Owners (NARPO), Jacqueline Cochran Regional Airport, Thermal

Project Number: FM05191011913

Project Location: Near Higgins Drive and Avenger Boulevard, west of Highway 111, south of Airport Boulevard, unincorporated community of Thermal, Riverside County, California 92274; Assessor's Parcel Numbers (APN) 759-060-017, 759-060-018

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Pursuant to Section 511(a)(9) of the Airport and Airway Improvement Act of 1982 (AAIA); airports are required to be as self-sustainable as possible under the circumstances at the airport. Airports typically achieve long-term self-sustainability through reversion of property improvements and mark-to-market rate adjustments for rents. The NARPO Lease included a reversion clause that reverted ownership of the hangar to the County after 40 years, upon expiration of the Lease, unless the Lessee removed at Lessee's expense, such improvements, alterations and fixtures at or prior to the expiration of the Lease. The Lease expired and NARPO did not remove the hangar from the Property. The County has exhausted all options to renew the lease with NARPO and has determined it to be in the best interest of the County to make the property available for airport development by electing to terminate the tenancy by the attached 30-Day Notice to Terminate Tenancy. The approval of the Termination of Tenancy at Cochran Airport is identified as the proposed project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Aviation


JUL 12 2022 332

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project is limited to administrative and operation related provisions within the Lease Agreement which would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. and no significant environmental impacts are anticipated to occur.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is the approval of the Termination of Tenancy for the NARPO Hangar. The termination of the Lease Agreement would result in a different owner for the hangar, but would also result in the continued use of the hangar for airport use and no significant physical changes would result. The approval of the termination of tenancy will have the same purpose and substantially similar capacity, would not alter the building footprint, would be consistent with the existing land use, and would not result in a significant increase in capacity. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The approval of the Termination of Tenancy is an administrative function and would result in the continued operation of the hangar at the airport under new ownership. No significant direct or indirect environmental impacts would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  _____ **Date:** 6-22-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Approval of Notice to Terminate Tenancy with NARPO at Cochran
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Accounting String: 525440-40710-1910700000- FM05191011913

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THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **Mike Sullivan, Senior Environmental Planner**

Signature: 

PRESENTED BY: **Jose Ruiz, Real Property Agent, TLMA Aviation**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

Date: June 22, 2022

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: County of Riverside Facilities Management Project # FM05191011913
Approval of Notice to Terminate Tenancy with NARPO at Cochran Regional Airport

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,

3450 14th Street, 2nd Floor, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Did not speak - Council time

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Patricia Gardner

Address: 42760 Glass Dr

City: Beaune Dunes Zip: 92203

Phone #: 760 333 9785

Date: 7/2/22 Agenda #: 32

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Patricia Gardner

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Did not speak - save time

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: JAMES CARMEL

Address: 80632 AVENIDA SAN IGNACIO

City: INDIO Zip: 92203

Phone #: (408) 679 9100

Date: 07/12/2022 Agenda # 3.32

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: BILL GARDNER

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