

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



ITEM: 3.52  
(ID # 26026)

**MEETING DATE:**

Tuesday, October 01, 2024

**FROM :** TLMA - AVIATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/AVIATION: Approval of Amendment to Lease 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 the California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee at Hemet Ryan Airport, CEQA Exempt per State CEQA Guidelines Section 15301 and 15061(b)(3). District 5. [\$1,550 Total Cost - TLMA Aviation 100%] (Clerk of the Board to file the Notice of Exemption)

**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, Class 1 Existing Facilities Exemption and 15601 (b)(3) "Common Sense" Exemption;
2. **Approve** the attached Amendment to Lease 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 the California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee at Hemet Ryan Airport;
3. **Authorize** the Chair of the Board of Supervisors to execute the Ground Lease 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 the California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California; and
4. **Direct** the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within Five (5) days of approval by the Board of Supervisors.

**ACTION:Policy**

  
Charissa Leach, TLMA Director 9/26/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 1, 2024  
xc: Aviation, Recorder/State Clearinghouse

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 1,550	\$ 0	\$ 1,550	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: TLMA Aviation Fund 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2024/25- 2071/72</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On March 1, 2022, under Minute Order 3.40, the County Board of Supervisors through the recommendation of the Transportation and Land Management Agency, Aviation Division (Aviation Division) approved the Ground Lease (“Lease”) between the County of Riverside and the Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection (“Cal Fire”). The Lease relates to the ground lease of approximately 14.99 acres of land at the Hemet Ryan Airport for the purpose of operating and maintaining the Ryan Air Attack Base. The Ryan Air Attack Base provides fire suppression and air rescue services throughout Southern California. The term of the Lease is for fifty (50) years, which commenced on February 1, 2022 and will terminate on January 31, 2072.

Cal Fire recently approached the Aviation Division to increase their leasehold premises by 0.141 acres which contains an existing 2,640 square foot building that will be utilized to house additional staff at the Ryan Air Attack Base. The Aviation Division has negotiated the attached Amendment to Lease (Amendment). The terms of the Amendment are further summarized below.

**Lessee:** Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection (“Cal Fire”)

**Premises Location:** 4710 W. Stetson Avenue  
Hemet, California 92545 (Hemet Ryan Airport)

	<b>Current</b>	<b>New</b>
<b>Term:</b>	February 1, 2022 – January 31, 2072	No change

<b>Premises:</b>	14.99 acres	15.131 acres
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**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Base Rent:	\$106,074.07 (annually)	\$121,914.07 (annually)
Annual Escalation:	CPI with 7% ceiling	No Change
Utilities:	Provided by Cal Fire	No Change
Maintenance:	Provided by Cal Fire	No Change

The Aviation Division recommends approval of the attached Amendment by the Board of Supervisors. The Amendment has been approved as to form by County Counsel.

**Environmental Findings**

Pursuant to the California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA State CEQA Guidelines 15061(b) (3), General Rule or "Common Sense" exemption. This Amendment will not result in any new significant environmental effects, substantially increase the severity of the prior environmental effects, alter or include additional mitigation measures, or result in any other changes that may impact the prior significance.

**Impact on Residents and Businesses**

The Ryan Air Attack Base is one of nineteen strategically located California air attack bases, and currently services approximately 17,000 square miles of land. Businesses and Residents of Riverside County benefit from the aerial fire suppressant coverage provided and through the operation of the Ryan Air Attack Base.

**Additional Fiscal Information**

No net County cost will be incurred and no budget adjustment is necessary, however, the Aviation Division has incurred costs associated with this transaction. County Counsel and Facilities Management costs to date in the approximate amount of \$1,550 will be reimbursed from the TLMA Aviation Revenue Fund.

County Counsel Review	\$ 1,500
CEQA NOE Filing Fees	\$ 50
<b>Total</b>	<b>\$ 1,550</b>

**Attachments:**

Amendment to Lease  
CEQA NOE  
Aerial Image

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

  
Jason Farin, Principal Management Analyst 9/26/2024

  
Aaron Gettis, Chief of Deputy County Counsel 9/26/2024





County of Riverside  
TLMA Aviation  
4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-202401076  
10/02/2024 10:57 AM Fee: \$ 50.00  
Page 1 of 3

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy \_\_\_\_\_

A standard 1D barcode is located below the signature lines.

### NOTICE OF EXEMPTION

September 19, 2024

**Project Name:** Approval of Amendment to Lease 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 the California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee, at Hemet Ryan Airport, District 5

**Project Location:** 4710 W. Stetson Avenue, Hemet, California 92545

**Description of Project:** On March 1, 2022, under Minute Order 3.40, the County Board of Supervisors through the recommendation of the Transportation and Land Management Agency, Aviation Division (Aviation Division) approved the Ground Lease ("Lease") between the County of Riverside and the Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection ("Cal Fire"). The Lease relates to the ground lease of approximately 15 acres of land at the Hemet Ryan Airport for the purpose of operating and maintaining the Ryan Air Attack Base. The Ryan Air Attack Base provides fire suppression and air rescue services throughout Southern California. The term of the Lease is for fifty (50) years, which commenced on February 1, 2022 and will terminate on January 31, 2072.

Cal Fire recently approached the Aviation Division to increase their leasehold premises by .141 acres which contains an existing 2,640 square foot building that will be utilized to house additional staff at the Ryan Air Attack Base. The Aviation Division negotiated an Amendment to Lease (Amendment) to increase Cal Fire's leasehold space at the Hemet Ryan Airport, which will result in an increase to the annual base rent by \$15,840.

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

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

The Amendment has been identified as a proposed project under the California Environmental Quality Act (CEQA) because a discretionary action is required for approval. Approval of the 30-Day Notice is limited to modifications to the existing Lease and will not result in any direct effects on the environment. Subsequently, this Amendment will not result in any significant environmental impacts or include any mitigation measures.

**Name of Public Agency Approving Project:** County of Riverside

**Name of Person or Agency Carrying Out Project:** Riverside County Transportation and Land Management Agency – Aviation Division

**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.

**Reason 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 an expansion to the Leased Premises by Ramko and does not include a new development. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

- **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, will be consistent with the existing land use and would not result in a physical change to the property. These improvements fall within the criteria identified in Section 15301 (c) and (d) which allow for the repair and maintenance of existing transportation facilities and rehabilitation of structures and facilities to meet standards of health and safety. 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. Approval of the Amendment will not create any new significant direct or indirect environmental impacts. 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.

Signed: Jose Ruiz  
Jose Ruiz,  
Supervising Development Specialist  
County of Riverside  
TLMA-Aviation Division

Date: 09/19/2024

# Approval of Amendment to Lease between the County of Riverside, a political subdivision of the State of California, as Lessor, and the Department of General Ser

## Summary

**SCH Number**

2024100090

**Public Agency**

Riverside County

**Document Title**

Approval of Amendment to Lease between the County of Riverside, a political subdivision of the State of California, as Lessor, and the Department of General Ser

**Document Type**

NOE - Notice of Exemption

**Received**

10/2/2024

**Posted**

10/2/2024

**Document Description**

On March 1, 2022, under Minute Order 3.40, the County Board of Supervisors through the recommendation of the Transportation and Land Management Agency, Aviation Division (Aviation Division) approved the Ground Lease ("Lease") between the County of Riverside and the Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection ("Cal Fire"). The Lease relates to the ground lease of approximately 15 acres of land at the Hemet Ryan Airport for the purpose of operating and maintaining the Ryan Air Attack Base. The Ryan Air Attack Base provides fire suppression and air rescue services throughout Southern California. The term of the Lease is for fifty (50) years, which commenced on February 1, 2022 and will terminate on January 31, 2072.

Cal Fire recently approached the Aviation Division to increase their leasehold premises by .141 acres which contains an existing 2,640 square foot building that will be utilized to house additional staff at the Ryan Air Attack Base. The Aviation Division negotiated an Amendment to Lease (Amendment) to increase Cal Fire's leasehold space at the Hemet Ryan Airport, which will result in an increase to the annual base rent by \$15,840.

The Amendment has been identified as a proposed project under the California Environmental Quality Act (CEQA) because a discretionary action is required for approval. Approval of the 30-Day Notice is limited to modifications to the existing Lease and will not result in any direct effects on the environment.

Subsequently, this Amendment will not result in any significant environmental impacts or include any mitigation measures.



## Contact Information

**Name**

Jose Ruiz

**Agency Name**

County of Riverside Transportation Department- Aviation Division

**Job Title**

Supervising Development Specialist

**Contact Types**

Lead/Public Agency

**Address**

4080 Lemon Street  
Riverside, CA 92501

**Phone**

(951) 955-5746

**Email**

jruiz@rivco.org

## Location

**Cities**

Hemet

**Counties**

Riverside

**Regions**

Southern California

**Zip**

92545

**Other Location Info**

4710 W. Stetson Avenue

## Notice of Exemption

**Exempt Status**

Categorical Exemption

**Type, Section or Code**

Section 15301

**Reasons for 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, will be consistent with the existing land use and would not result in a physical change to the property. These improvements fall within the criteria identified in Section 15301 (c) and (d) which allow for the repair and maintenance of existing transportation facilities and rehabilitation of structures and facilities to meet standards of health and safety. 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. 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 an expansion to the Leased Premises by Ramko and does not include a new development. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

**Exempt Status**

Other

**Type, Section or Code**

Section 15061 (b) (3)

**Reasons for 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. Approval of the Amendment will not create any new significant direct or indirect environmental impacts. 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. 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 an expansion to the Leased Premises by Ramko and does not include a new development. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

**County Clerk**

Riverside

## Attachments

**Disclaimer:** The Governor's Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. For more information, please visit [OPR's Accessibility Site](#).

WHEN DOCUMENT IS FULLY EXECUTED RETURN  
CLERK'S COPY  
to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

AMENDMENT TO LEASE

LEASE FILE NO.: 848-001  
PROJECT NO.: 11141  
AMENDMENT NO.: One (1)

THIS AMENDMENT TO LEASE, made and entered into this 14th day of August, 2024, by and between County of Riverside, A Political Subdivision of the State of California, hereinafter called Lessor, and the Department of General Services ("DGS") of the State of California, on behalf of the California Department of Forestry and Fire Protection ("CAL FIRE"), hereinafter called the State.

WITNESSETH:

WHEREAS, under the Lease dated March 17, 2022, the State hires from Lessor certain premises located at 4710 W. Stetson Ave, Hemet, California, 92545 as more particularly described in said Lease; and

WHEREAS, the parties hereto desire to amend said Lease to: (1) add an additional 0.141± acres to the Premises; and (2) amend Section 8 to reflect an increase the annual base rent and adjust the month CPI is calculated.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

1. Effective August 1, 2024, the Leased Premises is amended to add thereto 0.141± acre parcel as legally described on the attached Exhibit E-1 included herein, consisting of one (1) page titled "Exhibit E-1 Property Legal Description" dated July 16, 2024, and depicted in the attached Exhibit E-2 included herein, consisting of one (1) page titled "Exhibit E-2 Property Depiction", for a new total of 15.131 acres.

2. Effective January 1, 2025, Section 8 shall be deleted and replaced in its entirety with the following language:

The annual base rental shall be ONE-HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED FOURTEEN DOLLARS AND 07/100 (121,914.07) ("Base Rent") payable in arrears on the last day of each year during the term of this Lease. The rent shall be considered delinquent if not paid within fifteen (15) days of the due date (*i.e.*, January 15th). If the annual

rent becomes delinquent, DGS and CAL FIRE agree to pay any late fee or penalty authorized under the California Prompt Payment Act, Government Code section 927 *et seq.* Rent payable hereunder for any period of time less than one year shall be determined by prorating the annual rental herein specified based on the actual number of months in the year.

Beginning on January 1, 2023 and each January 1st thereafter during the term of the Lease, State will adjust the Base Rent then in effect by the percentage change in the U.S. Bureau of Labor Statistics' Consumer Price Index, All Urban Consumers, Riverside-San Bernardino-Ontario ("CPI"). The amount of the annual rental adjustment shall be determined by multiplying the Base Rent by the percentage which the CPI for the preceding September increased over or decreased under the CPI for the month of September 2021, which shall be the base period.

In no event shall the adjusted Base Rent, as determined by the formula above, be adjusted to an amount less than the previous year's adjusted Base Rent in any given year, nor shall the adjusted Base Rent be increased by an amount greater than seven percent (7%) in any single year. However, the parties do recognize that over the course of the fifty (50) year lease term, the annual rent may increase by an amount greater than seven percent (7%).

In the event the above-mentioned CPI is discontinued prior to the expiration of this Lease, the State shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the CPI to a similar index then available; and, said formula shall thenceforth be the basis for computation

3. Except as amended herein, all the terms of said lease hereinabove referred to shall remain unchanged and in full force and effect.

**Remainder of Page Intentionally Left Blank**



IN WITNESS WHEREOF, this Amendment to Lease has been executed by the parties hereto on the date first above written.

STATE OF CALIFORNIA

Approval Recommended

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION  
ASSET MANAGEMENT BRANCH

COUNTY OF RIVERSIDE, A POLITICAL  
SUBDIVISION OF THE STATE OF CALIFORNIA

By \_\_\_\_\_  
Boyce Whitlock, Real Estate Officer  
Real Estate Leasing and Planning Section

By Chuck Washington  
Chuck Washington, Chair, Board of Supervisors

Date \_\_\_\_\_

Date 10/01/2024

Approved:

DIRECTOR OF THE DEPARTMENT  
OF GENERAL SERVICES

ATTEST:

By Kimberly Rector, Deputy  
Kimberly Rector, Clerk of the Board

Date 10/01/2024

By \_\_\_\_\_  
Jim McNearney, Leasing Manager  
Real Estate Leasing and Planning Section

APPROVED AS TO FORM  
Minh C. Tran, County Counsel

By Ryan Yabko  
Ryan Yabko, Deputy County Counsel

Date \_\_\_\_\_

Date 9/26/24

OCT 01 2024 3.52

## Exhibit E-1 Property Legal Description

A portion of Parcel "A" as shown on the Hemet-Ryan Airport Parcel Computations Map 836-JJ, dated May 1974, within the Southwest Quarter of the Southeast Quarter of Section 18, Township 5 South, Range 1 West, San Bernardino Meridian, County of Riverside, State of California, being more particularly described as follows:

Commencing at the South Quarter Section corner of said Section 18, marked by a found 1-1/4 inch iron pipe with an illegible yellow plastic cap; thence from said point of commencement the following four (4) courses and distances:

- (1) North 66°27'11" East 557.65 feet to the point of beginning of the 14.99 acre lease parcel as described in the lease dated March 17, 2022 between the County of Riverside and the State of California,
- (2) North 66°27'11" East 282.32 feet along the general southerly line of said lease parcel,
- (3) South 23°32'49" East 68.50 feet along the general westerly line of said lease parcel to a point hereinafter referred to as Point A,
- (4) Continuing South 23°32'49" East 41.00 feet to the point of beginning of this description,

Thence from said point of beginning the following six (6) courses and distances:

- (1) Continuing South 23°32'49" East 53.50 feet to a point which bears North 23°32'49" West 29.49 feet from the southerly terminus of Course 14 of said lease parcel (said course being North 23°32'49" West 192.49 feet),
- (2) Leaving said general westerly line South 66°27'11" West 69.00 feet,
- (3) North 23°32'49" West 94.50 feet,
- (4) North 66°27'11" East 60.00 feet to a point which bears South 66°27'11" West 9.00 feet from said Point A,
- (5) South 23°32'49" East 41.00 feet,
- (6) North 66°27'11" East 9.00 feet to the point of beginning.

Containing 0.141 acres, more or less.

The Basis of Bearings of this description is the California Coordinate system of 1983(CORS96), Zone 6, epoch: 2002.00. Bearings are referenced to Grid North. To obtain bearings referenced to Geodetic North rotate them counterclockwise 00°25'30.2". Distances are U.S. Survey Feet grid. To obtain ground distances divide by the Combined Factor of 0.99991100.

END OF DESCRIPTION.

DocuSigned by:  
*David B. Karoly*

7/16/2024

David B. Karoly PLS No. 7849 Date

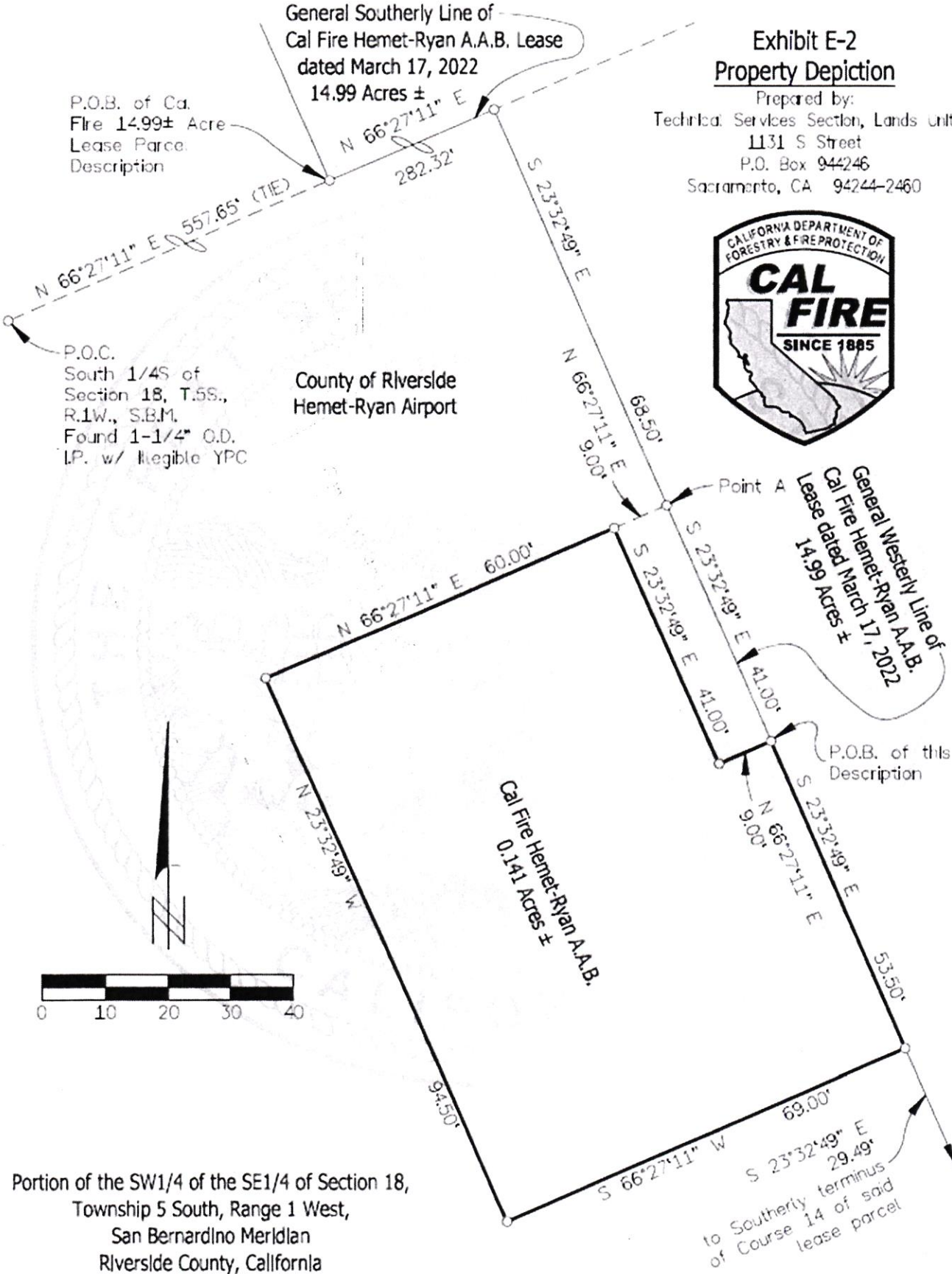


Prepared by:  
Technical Services Section, Lands Unit  
1131 'S' Street  
Post Office Box 944246  
Sacramento, CA 94244-2460

DocuSign Envelope ID: 5FB4D128-603B-4397-A4AC-EA7027026D40

### Exhibit E-2 Property Depiction

Prepared by:  
Technical Services Section, Lands Unit  
1131 S Street  
P.O. Box 944246  
Sacramento, CA 94244-2460



Portion of the SW1/4 of the SE1/4 of Section 18,  
Township 5 South, Range 1 West,  
San Bernardino Meridian  
Riverside County, California



# Amendment to Lease Ryan Air Attack Base







# REAL ESTATE SERVICES DIVISION





WHEN DOCUMENT IS FULLY EXECUTED RETURN  
CLERK'S COPY  
to Riverside County Clerk of the Board, Stop 1010  
Post Office Box 1147, Riverside, Ca 92502-1147  
Thank you.

AMENDMENT TO LEASE

LEASE FILE NO.: 848-001  
PROJECT NO.: 11141  
AMENDMENT NO.: One (1)

THIS AMENDMENT TO LEASE, made and entered into this 14th day of August, 2024, by and between County of Riverside, A Political Subdivision of the State of California, hereinafter called Lessor, and the Department of General Services ("DGS") of the State of California, on behalf of the California Department of Forestry and Fire Protection ("CAL FIRE"), hereinafter called the State.

WITNESSETH:

WHEREAS, under the Lease dated March 17, 2022, the State hires from Lessor certain premises located at 4710 W. Stetson Ave, Hemet, California, 92545 as more particularly described in said Lease; and

WHEREAS, the parties hereto desire to amend said Lease to: (1) add an additional 0.141± acres to the Premises; and (2) amend Section 8 to reflect an increase the annual base rent and adjust the month CPI is calculated.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

1. Effective August 1, 2024, the Leased Premises is amended to add thereto 0.141± acre parcel as legally described on the attached Exhibit E-1 included herein, consisting of one (1) page titled "Exhibit E-1 Property Legal Description" dated July 16, 2024, and depicted in the attached Exhibit E-2 included herein, consisting of one (1) page titled "Exhibit E-2 Property Depiction", for a new total of 15.131 acres.

2. Effective January 1, 2025, Section 8 shall be deleted and replaced in its entirety with the following language:

The annual base rental shall be ONE-HUNDRED TWENTY-ONE THOUSAND NINE HUNDRED FOURTEEN DOLLARS AND 07/100 (121,914.07) ("Base Rent") payable in arrears on the last day of each year during the term of this Lease. The rent shall be considered delinquent if not paid within fifteen (15) days of the due date (*i.e.*, January 15th). If the annual



rent becomes delinquent, DGS and CAL FIRE agree to pay any late fee or penalty authorized under the California Prompt Payment Act, Government Code section 927 *et seq.* Rent payable hereunder for any period of time less than one year shall be determined by prorating the annual rental herein specified based on the actual number of months in the year.

Beginning on January 1, 2023 and each January 1st thereafter during the term of the Lease, State will adjust the Base Rent then in effect by the percentage change in the U.S. Bureau of Labor Statistics' Consumer Price Index, All Urban Consumers, Riverside-San Bernardino-Ontario ("CPI"). The amount of the annual rental adjustment shall be determined by multiplying the Base Rent by the percentage which the CPI for the preceding September increased over or decreased under the CPI for the month of September 2021, which shall be the base period.

In no event shall the adjusted Base Rent, as determined by the formula above, be adjusted to an amount less than the previous year's adjusted Base Rent in any given year, nor shall the adjusted Base Rent be increased by an amount greater than seven percent (7%) in any single year. However, the parties do recognize that over the course of the fifty (50) year lease term, the annual rent may increase by an amount greater than seven percent (7%).

In the event the above-mentioned CPI is discontinued prior to the expiration of this Lease, the State shall immediately request the Bureau of Labor Statistics of the U.S. Department of Labor to supply a formula for the conversion of the CPI to a similar index then available; and, said formula shall thenceforth be the basis for computation

3. Except as amended herein, all the terms of said lease hereinabove referred to shall remain unchanged and in full force and effect.

**Remainder of Page Intentionally Left Blank**

IN WITNESS WHEREOF, this Amendment to Lease has been executed by the parties hereto on the date first above written.

STATE OF CALIFORNIA

Approval Recommended

DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION  
ASSET MANAGEMENT BRANCH

COUNTY OF RIVERSIDE, A POLITICAL  
SUBDIVISION OF THE STATE OF CALIFORNIA

By Boyce Whitlock  
Boyce Whitlock, Real Estate Officer  
Real Estate Leasing and Planning Section

By Chuck Washington  
Chuck Washington, Chair, Board of Supervisors

Date 10/30/2024

Date 10/01/2024

Approved:

ATTEST:

DIRECTOR OF THE DEPARTMENT  
OF GENERAL SERVICES

By Kimberly Rector Deputy  
Kimberly Rector, Clerk of the Board

Date 10/01/2024

By Jim McNearney  
Jim McNearney, Leasing Manager  
Real Estate Leasing and Planning Section

APPROVED AS TO FORM  
Minh C. Tran, County Counsel

By Ryan Yabko  
Ryan Yabko, Deputy County Counsel

Date 10/30/24

Date 9/26/24



## Exhibit E-1 Property Legal Description

A portion of Parcel "A" as shown on the Hemet-Ryan Airport Parcel Computations Map 836-JJ, dated May 1974, within the Southwest Quarter of the Southeast Quarter of Section 18, Township 5 South, Range 1 West, San Bernardino Meridian, County of Riverside, State of California, being more particularly described as follows:

Commencing at the South Quarter Section corner of said Section 18, marked by a found 1-1/4 inch iron pipe with an illegible yellow plastic cap; thence from said point of commencement the following four (4) courses and distances:

- (1) North 66°27'11" East 557.65 feet to the point of beginning of the 14.99 acre lease parcel as described in the lease dated March 17, 2022 between the County of Riverside and the State of California,
- (2) North 66°27'11" East 282.32 feet along the general southerly line of said lease parcel,
- (3) South 23°32'49" East 68.50 feet along the general westerly line of said lease parcel to a point hereinafter referred to as Point A,
- (4) Continuing South 23°32'49" East 41.00 feet to the point of beginning of this description,

Thence from said point of beginning the following six (6) courses and distances:

- (1) Continuing South 23°32'49" East 53.50 feet to a point which bears North 23°32'49" West 29.49 feet from the southerly terminus of Course 14 of said lease parcel (said course being North 23°32'49" West 192.49 feet),
- (2) Leaving said general westerly line South 66°27'11" West 69.00 feet,
- (3) North 23°32'49" West 94.50 feet,
- (4) North 66°27'11" East 60.00 feet to a point which bears South 66°27'11" West 9.00 feet from said Point A,
- (5) South 23°32'49" East 41.00 feet,
- (6) North 66°27'11" East 9.00 feet to the point of beginning.

Containing 0.141 acres, more or less.

The Basis of Bearings of this description is the California Coordinate system of 1983(CORS96), Zone 6, epoch: 2002.00. Bearings are referenced to Grid North. To obtain bearings referenced to Geodetic North rotate them counterclockwise 00°25'30.2". Distances are U.S. Survey Feet grid. To obtain ground distances divide by the Combined Factor of 0.99991100.

END OF DESCRIPTION.

DocuSigned by:  
*David B. Karoly*

7/16/2024

David B. Karoly PLS No. 7849 Date



Prepared by:

Technical Services Section, Lands Unit

1131 'S' Street

Post Office Box 944246

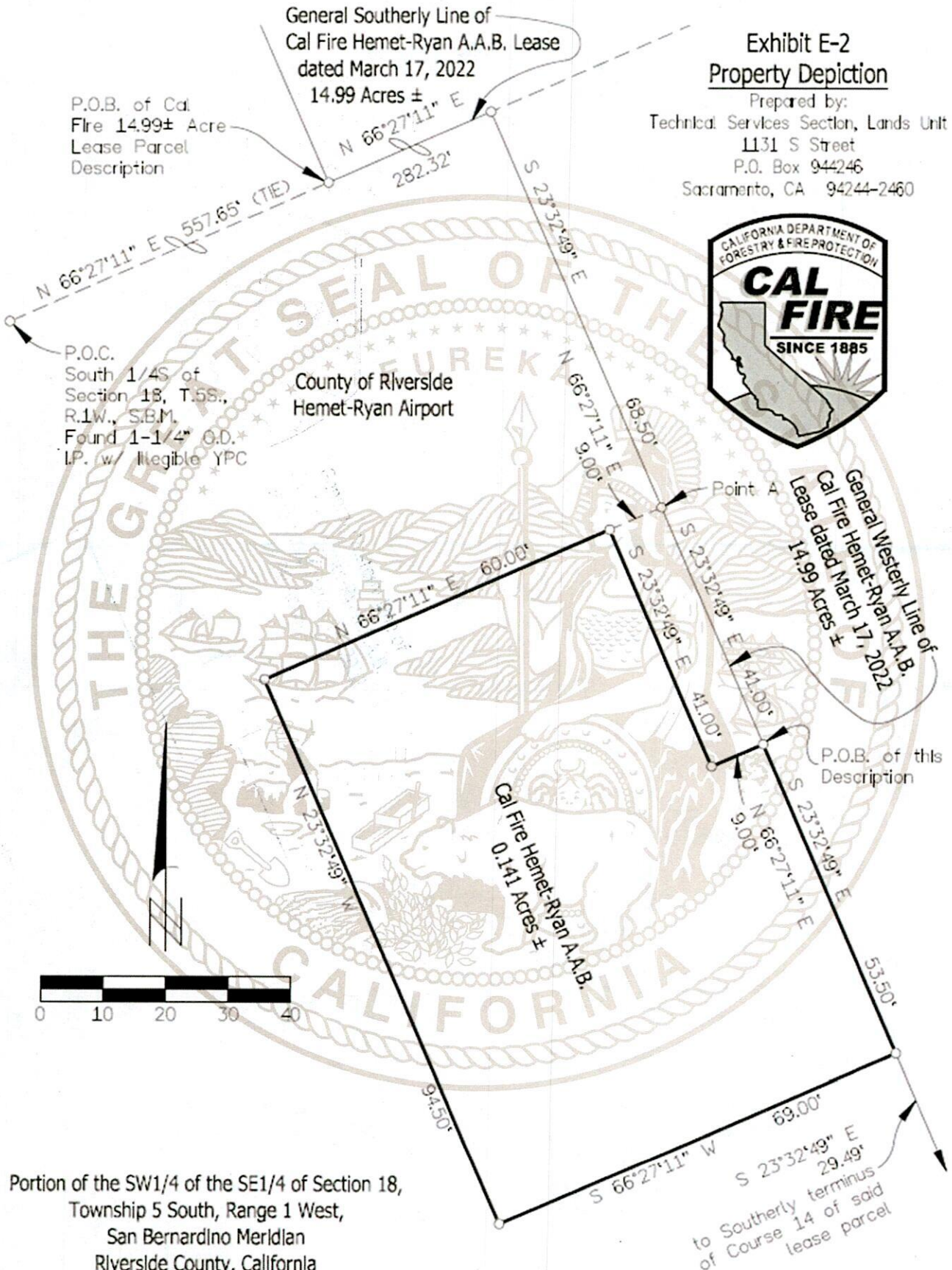
Sacramento, CA 94244-2460



DocuSign Envelope ID: 5FB4D128-803B-4397-A4AC-EA7027026D40

### Exhibit E-2 Property Depiction

Prepared by:  
Technical Services Section, Lands Unit  
1131 S Street  
P.O. Box 944246  
Sacramento, CA 94244-2460



Portion of the SW1/4 of the SE1/4 of Section 18,  
Township 5 South, Range 1 West,  
San Bernardino Meridian  
Riverside County, California