

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



ITEM: 3.23
(ID # 27236)

MEETING DATE:

Tuesday, May 06, 2025

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF WASTE RESOURCES: Approval of the Third Amendment to Lease with Kenneth M. Fago, doing business as Cherry Mobile Park, Portion of Land on the Corner of Euclid Ave and First Street, Beaumont, Department of Waste Resources, 2-Year Lease Extension; California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 5. [Total Cost \$24,702 - 100% Waste Resource Enterprise Funds] (Clerk of the Board to file Notice of Exemption with County Clerk and State Clearinghouse)

RECOMMENDED MOTION: That the Board of Supervisors:

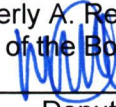
1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached Third Amendment to Lease with Cherry Mobile Park, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other document and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) days of approval by the Board.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: FM, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$11,763	\$ 24,702	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Waste Resource Enterprise Funds			Budget Adjustment: No	
			For Fiscal Year: 25/26-26/27	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 27, 2019, the Board of Supervisors approved Minute Order 3.12, to authorize the County of Riverside to enter into a lease agreement (Lease) on behalf of the Department of Waste Resources. The land is located near the northwest corner of Euclid Avenue and First Street in Beaumont, California, also known as a portion of APN: 418-280-031. The leased portion of land is for the exclusive use of a water tower. The water tower is necessary for the operations of the nearby Lamb Canyon Landfill.

This Third Amendment to Lease extends the term for a period of two (2) years effective July 1, 2025, through June 30, 2027. The landfill continues to benefit the residents and businesses in Riverside County.

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities exemption, and Section 15061(b)(3), “Common Sense” Exemption. The proposed project, the Third Amendment, is the continuation of the leasing of property involving existing facilities with no significant physical changes, and no expansion of an existing use occurring. The Amendment is summarized below:

Lessor:	Cherry Mobile Park 10420 Beaumont Avenue, Suite A Cherry Valley, California 92223	
Premises:	Northwest corner of Euclid Avenue and First Street in Beaumont, California	
Term:	Two years, commencing July 1, 2025, and expiring June 30, 2027	
Size:	30ft x 40ft of unimproved land	
Rent:	<u>Current</u> \$ 850 per month \$10,200 per year	<u>New</u> July 1, 2025 – June 30, 2026 \$935 per month, \$11,220 per year July 1, 2026 – June 30, 2027

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

\$1,028.50 per month, \$12,342 per year

Maintenance: Provided by Lessor

This Lease has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The water tower is a key component for the operations at the Lamb Canyon Landfill. The landfill benefits the residents and businesses in Riverside County.

Additional Fiscal Information

See attached Exhibits A and B. All associated costs for this Third Amendment will be budgeted in FY25/26 - FY26/27 by the Department of Waste Resources. The Department of Waste Resources will reimburse FM-RE for all associated Lease costs on a monthly basis.

Contract History and Price Reasonableness

This is a two-year lease extension, and the lease rate is deemed competitive based upon the current market.

<u>Agreement:</u>	<u>Date and M.O.:</u>
Lease	August 27, 2019 (M.O. 3.12)
First Amendment to Lease	June 15, 2021 (M.O. 3.16)
Second Amendment	February 28, 2023 (M.O. 3.18)

Attachments

- Third Amendment to Lease
- Exhibits A and B
- Notice of Exemption
- Aerial Map

FM042131000300/BE003


Evangelina Gregorio EO, Principal Mgmt Analyst 4/30/2025


Braden Holly, Deputy County Counsel 4/15/2025


Aaron Gettis, Chief of Deputy County Counsel 4/20/2025



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-138091

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500378
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$2,969.00	

5/7/25, 1:20 PM PST
Gateway Clerk



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-138091

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF RIVERSIDE FACILITIES MGMT	MSULLIVAN@RIVCO.ORG	05/07/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
RIVERSIDE	E-202500378	
PROJECT TITLE		

APPROVAL OF THIRD AMENDMENT TO LEASE WITH KENNETH M. FAGO, DOING BUSINESS AS
CHERRY MOBILE PARK FOR THE DEPARTMENT OF WASTE RESOURCES USE OF A WATER

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COUNTY OF RIVERSIDE FACILITIES MGMT	MSULLIVAN@RIVCO.ORG	(951) 955-4820
PROJECT APPLICANT ADDRESS	CITY	STATE
3450 14TH STREET,	RIVERSIDE	CA
		ZIP CODE
		92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$
<input checked="" type="checkbox"/> County documentary handling fee		\$50.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$50.00

SIGNATURE


X *C. Sandoval*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Cassandra Sandoval

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

FOR COUNTY CLERK USE ONLY		
FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500378 05/07/2025 01:20 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

February 24, 2025

Project Name: Approval of Third Amendment to Lease with Kenneth M. Fago, doing business as Cherry Mobile Park for the Department of Waste Resources use of a water tower near the northwest corner of Euclid Avenue and First Street, Beaumont

Project Number: FM042131000300

Project Location: Northwest corner of Euclid Avenue and First Street intersection; west of Highway 79; Beaumont, CA 92223 California Assessor's Parcel Number (APN) 418-280-031

Description of Project: On August 27, 2019, the Board of Supervisors approved Minute Order 3-12, to authorize the County of Riverside to enter into a lease agreement (Lease) on behalf of the Department of Waste Resources. The land is located near the northwest corner of Euclid Avenue and First Street in Beaumont, California, also known as a portion of APN: 418-280-031. The leased portion of land is for the exclusive use of a water tower. The water tower is necessary for the operations of the nearby Lamb Canyon Landfill.

This Third Amendment to Lease extends the term for a period of two (2) years effective July 1, 2025, through June 30, 2027. The landfill continues to benefit the residents and businesses in Riverside County.

The Third Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the letting of property involving existing facilities and is limited to the continued use of a water tower; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

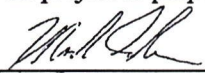
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

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 would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement, which allows for the continued use of a water tower to support the Lamb Canyon Landfill operations.

- **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 limited to a Lease Agreement for the use of a water tower on undeveloped land to support continued waste services at the Lamb Canyon Landfill. The use of the site would continue in the same manner as under the current lease and would not necessitate additional infrastructure or public services to serve the site; therefore, the project is exempt as the project meets the scope and intent of the Class 1 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 Third Amendment is limited to continuing use of the existing facility. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. The continued use of the water tower on undeveloped land will support the provision of waste services being provided at the Lamb Canyon Landfill. No impacts beyond the ongoing, existing use of the site 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 Facilities Management 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: 2-24-2025
Mike Sullivan
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025050355 - NOE - Approval of Third Amendment to Lease with Kenneth M. Fago, doing business as Cherry Mobile Park for the Department of Waste Resources use of a water tower near

Riverside County

Created - 5/8/2025 | Submitted - 5/8/2025 | Posted - 5/8/2025 | Received - 5/8/2025 | Published - 5/8/2025

Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of Third Amendment to Lease with Kenneth M. Fago, doing business as Cherry Mobile Park for the Department of Waste Resources use of a water tower near

Document Description

On August 27, 2019, the Board of Supervisors approved Minute Order 3-12, to authorize the County of Riverside to enter into a lease agreement (Lease) on behalf of the Department of Waste Resources. The land is located near the northwest corner of Euclid Avenue and First Street in Beaumont, California, also known as a portion of

APN: 418-280-031. The leased portion of land is for the exclusive use of a water tower. The water tower is necessary for the operations of the nearby Lamb Canyon Landfill. This Third Amendment to Lease extends the term for a period of two (2) years effective July 1, 2025, through June 30, 2027. The landfill continues to benefit the residents and businesses in Riverside County. The Third Amendment to the Lease Agreement is defined as the proposed project under the California Environmental

Quality Act (CEQA). The project is the letting of property involving existing facilities and is limited to the continued use of a water tower; no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

Attachments (Upload Project Documents)

3.23 NOE - Approval of Third Amendment to Lease, dba Cherry Mobile Park near northwest corner of Euclid Ave and First St, Beaumont RECORDED.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street

Riverside, CA 92501

Phone : (951) 955-4820

msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Beaumont

Location Details**Cross Streets**

Euclid Avenue and First Street

Zip Code - 92223 | Parcel Number - Assessor's Parcel Number (APN) 418-280-031**Other Location Info**

Northwest corner of Euclid Avenue and First Street intersection; west of Highway 79; Beaumont, CA 92223 California
Assessor's Parcel Number (APN) 418-280-031

Notice of Exemption**Exempt Status**

Categorical Exemption

Type, Section Number or Code Number

15301

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 would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement, which allows for the continued use of a water tower to support the Lamb Canyon Landfill operations.

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 limited to a Lease Agreement for the use of a water tower on undeveloped land to support continued waste services at the Lamb Canyon Landfill. The use of the site would continue in the same manner as under the current lease and would not necessitate additional infrastructure or public services to serve the site; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Therefore, the County of Riverside Facilities Management 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.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

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 would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement, which allows for the continued use of a water tower to support the Lamb Canyon Landfill operations.

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 Third Amendment is limited to continuing use of the existing facility. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. The continued use of the water tower on undeveloped land will support the provision of waste services being provided at the Lamb Canyon Landfill. No impacts beyond the ongoing, existing use of the site 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 Facilities Management 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.

County Clerk(s)
Riverside

Signature

Title

Date

1 **THIRD AMENDMENT TO LEASE**

2 Lamb Canyon Landfill Water Tower

3 Beaumont, California

4
5 This **THIRD AMENDMENT TO LEASE** ("Third Amendment"), dated as of
6 MAY 06 2025, 2025, is entered by and between the **COUNTY OF**
7 **RIVERSIDE**, a political subdivision of the State of California, ("County"), and **Kenneth**
8 **M. Fago, doing business as, CHERRY MOBILE PARK**, ("Lessor"), sometimes
9 collectively referred to as the "Parties".

10 **RECITALS**

11 **A.** Kenneth M. Fago, doing business as, Cherry Mobile Park as Lessor, and
12 County, have entered into that certain Lease dated August 27, 2019, (the "Original
13 Lease") pursuant to which County has agreed to lease from Lessor a portion of land
14 consisting of approximately thirty (30) by forty (40) feet of unimproved real property,
15 located near the northwest corner of Euclid Avenue and First Street in Riverside
16 County, California, as more particularly described as "Lease area for Water Tower", as
17 more particularly described in the Original Lease.

18 **B.** The Original Lease has been amended by:

19 i. That certain First Amendment to Lease dated June 15, 2021, by
20 and between County and Lessor (the "First Amendment"), whereby the Parties
21 amended the Original Lease to extend the term and update the rental amounts.

22 ii. That certain Second Amendment to Lease dated February 28,
23 2023, by and between County and Lessor (the "Second Amendment"), whereby the
24 Parties amended the Original Lease to extend the term and update the rental amounts.

25 **C.** The Original Lease, together with the Amendments, are collectively
26 referred to hereinafter as the "Lease."

27 **D.** The Parties now desire to amend the Lease to extend the term, update
28 the rental amounts, and update the address for the County in the Notices section.

1 NOW THEREFORE, for good and valuable consideration the receipt and
2 adequacy of which is hereby acknowledged, the parties agree as follows:

3 1. **TERM.** Section 3 (a) of the Lease is hereby amended as follows:
4 The term of this Lease shall be extended for a period of two (2) years effective July 1,
5 2025 and expiring June 30, 2027 ("Extended Term").

6 2. **RENT.** Section 4 of the Lease is hereby amended by the following:
7 County shall pay to Lessor as monthly rent for the Premises (the "Rent") the amounts
8 set forth below, payable monthly, in advance, on the first day of the month or as soon
9 thereafter as a warrant can be issued in the normal course of County's business:

10 Current:	New:
11 \$850 per month/\$10,200 per year.	July 1, 2025 through June 30,2026
	\$935 per month/\$11,220 per year
	July 1, 2026 through June 30,2027
	\$1,028.50 per month/\$12,342 per year

16 3. **NOTICES.** Section 10 of the Lease shall be amended as follows:
17 Any notices required or desired to be served by either party upon the other shall be
18 addressed to the respective parties as set forth below:

19 <u>County</u>	<u>Lessor</u>
20 County of Riverside	Cherry Mobile Park
21 Facilities Management	A General Partnership
22 Real Estate Division	10420 Beaumont Avenue, Suite A
23 3450 14 th Street, Suite 200	Chery Valley, CA 92223
24 Riverside, CA 92501	
25 Attn: Deputy Director of Real Estate	
26 Telephone (951) 955-4820	
27 Additional Inquiries: FM-Leasing@Rivco.org	
28	

4. Capitalized Terms. Third Amendment to prevail. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provision thereof. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended.

5. Miscellaneous. Except as amended or modified herein, all the terms of the Lease shall remain in full force and effect and shall apply with the same force and effect. This is of the essence in this Third Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions, and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provision of this Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provision shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or County. Neither this Third Amendment, nor the Lease, nor any notice, nor memorandum regarding the terms hereof, shall be recorded by County.


6. EFFECTIVE DATE. This Third Amendment to Lease shall not be binding or consummated until its approval by the Riverside County Board of Supervisors and fully executed by the Parties.

(Signatures on the following page)

1 IN WITNESS WHEREOF, the parties have executed this Third Amendment as of the
2 date first written above.

3
4 Dated: MAY 06 2025

5
6 LESSEE:
7 COUNTY OF RIVERSIDE, a political
8 subdivision of the State of California

9 By: 
10 V. Manuel Perez, Chair
11 Board of Supervisors

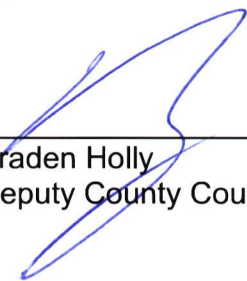
LESSOR:
Kenneth M. Fago, doing business as,
CHERRY MOBILE PARK

By: 
Kenneth M. Fago

12
13 ATTEST:
14 Kimberly A. Rector
15 Clerk of the Board

16 By: 
17 Deputy

18
19 APPROVED AS TO FORM:
20 Minh C. Tran
21 County Counsel

22 By: 
23 Braden Holly
24 Deputy County Counsel

25
26 MH:il/02202025/BE003/40.233

27
28
MAY 06 2025 3.23

Exhibit A

FY 2025/26
Department of Waste Resources - Water Tower
Euclid/First Street, Beaumont, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Lease Cost per Month (Jul-Jun)	\$	935.00
Total Lease Cost (Jul-Jun)	\$	11,220.00
Total Estimated Lease Cost for FY 2025/26	\$	11,220.00

Estimated Additional Costs:

FM Lease Management Fee as of 07/01/2024	4.84%	\$ 543.05
TOTAL ESTIMATED COST FOR FY 2025/26		\$ 11,763.05
TOTAL COUNTY COST	0%	\$ -

Exhibit B

FY 2026/27
Department of Waste Resources - Water Tower
Euclid/First Street, Beaumont, CA

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Lease Cost per Month (Jul-Jun)	\$	1,028.50
Total Lease Cost (Jul-Jun)	\$	12,342.00
Total Estimated Lease Cost for FY 2026/27	\$	12,342.00

Estimated Additional Costs:

FM Lease Management Fee as of 07/01/2024	4.84%	\$	597.35
TOTAL ESTIMATED COST FOR FY 2026/27		\$	12,939.35
TOTAL COUNTY COST	0%	\$	-

Lamb Canyon Water Tower

Third Amendment to Lease



Legend



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 188 376 Feet

REPORT PRINTED ON... 12/19/2022 3:32:16 PM

© Riverside County GIS

Notes

APN 418-280-031
District 5
Premises = Blue outlined area