

**TO:** JAMES L. APP, CITY MANAGER  
**FROM:** JOHN R. McCARTHY, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** AMENDMENT OF LEASE – CDF AIR ATTACK BASE  
**DATE:** MARCH 16, 1999

**Needs:** For the City Council to consider approving an amendment of lease with the State of California, Department of Forestry.

- Facts:**
1. The City currently has a lease with the State for the CDF Air Attack Base at the Paso Robles Airport.
  2. This lease has been amended periodically to accommodate the operational needs and expansion of the Air Attack Base.
  3. The State is currently formulating plans for extensive refurbishment of the Air Attack facilities.
  4. In order to accommodate the proposed facility expansion the State has requested an amendment to the current lease to add approximately one-half acre to the lease site, and extend the terms back out to 25 years.

**Analysis and Conclusion:**

The Air Attack facility continues to be a major user of the Airport contributing not only to airport activity but also to airport revenues derived from their operations. This facility continues to serve the wildland fire suppression needs of the surrounding area to include approximately 5.8 million acres, which is a tremendous asset to emergency services support.

The Air Attack Base now has a need to expand its operations at the Paso Robles Airport, which will assure the continued availability of these services to the community.

**Policy Reference:** None.

**Fiscal Impact:** The lease rate will be increased by \$57.00, per month for the additional property, which is based on the lease rate. This lease is escalated annually.

- Options:**
- A. For the City Council to approve a lease amendment for the CDF Air Attack Base at the Paso Robles Airport.
  - B. Amend, modify, or reject the above options.

# City of El Paso de Robles

## AMENDMENT TO LEASE

AMENDMENT NO. 5  
FILE NO. 2864-001  
TRANSACTION NO. 9807041

This AMENDMENT TO LEASE, made and entered into this 1<sup>st</sup> day of February, 1999, by and between THE CITY OF EL PASO DE ROBLES, a Municipal Corporation, hereinafter called 'Lessor' and the STATE OF CALIFORNIA, acting by and through the Director of the Department of General Services, hereinafter called the 'State'.

### WITNESSETH:

WHEREAS, under lease dated July 1, 1963, as amended May 9, 1966, November 20, 1967, October 17, 1975, and April 19, 1983, the State hires from the Lessor certain premises located at the Paso Robles Municipal Airport, in the County of San Luis Obispo, as more particularly described in said lease; and

WHEREAS, the parties hereto desire to amend said lease to (1) add additional area to the leased premises; (2) increase the monthly rental accordingly; (3) extend the term of the lease agreement;

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

1. Effective March 1, 1999, the description paragraph of said lease is amended to add thereto .482 acres, titled "Exhibit 'D', CDF Lease Site, Paso Robles Municipal Airport" dated April 25, 1998, consisting of one sheet describing said addition as " Lease Addition 120' x 175'", making a new total of approximately 8.636 acres hired under this lease agreement.
2. Effective March 1, 1999, the base monthly rent appearing in Paragraph 2 of said Lease, is increased to \$600 from \$543. It is understood that in addition to the base rent specified herein, the actual total of monthly rent due to Lessor includes the effect of existing CPI escalators.
3. Effective March 1, 1999, the ending term is hereby amended to provide an additional 25 years commencing March 1, 1999, and ending February 28, ~~2029~~ 2024. MJA

# City of El Paso de Robles

TRANSACTION NO. 9807041

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

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  
PROFESSIONAL SERVICES BRANCH

CITY OF EL PASO de ROBLES, a  
Municipal Corporation

BY:

  
Michael J. Allen, Real Estate Officer

BY:

James L. App, City Manager

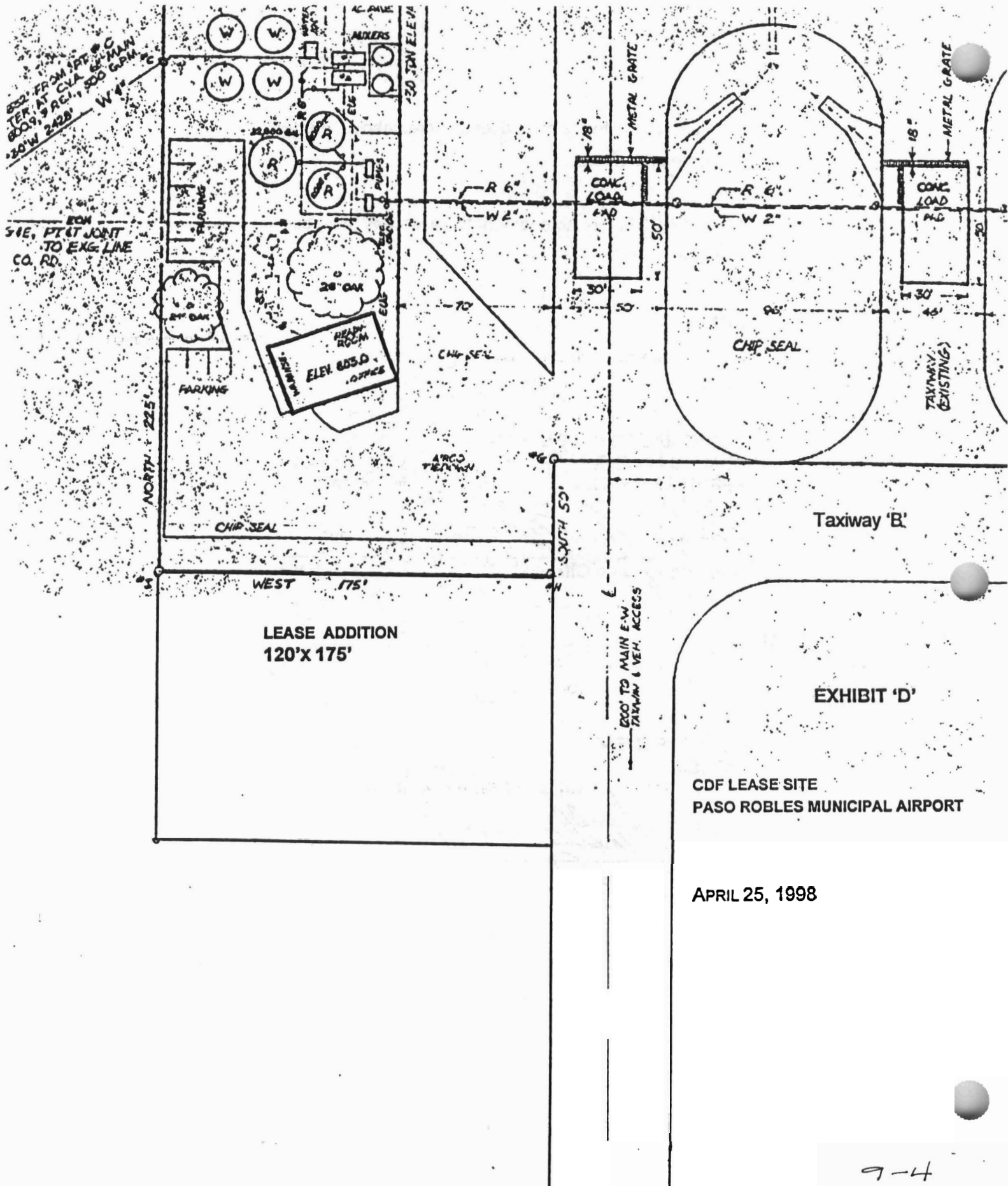
Approved:

DIRECTOR OF THE DEPARTMENT  
OF GENERAL SERVICES

BY:

  
James Stalling, Area Manager  
Real Estate Services Division

# City of El Paso de Robles



LEASE ADDITION  
120' X 175'

EXHIBIT 'D'

CDF LEASE SITE  
PASO ROBLES MUNICIPAL AIRPORT

APRIL 25, 1998