

**DELEGATED SHORT FORM LEASE**

|                                                            |
|------------------------------------------------------------|
| <u>LEASE COVERING PREMISES LOCATED AT</u>                  |
| 20639 Walnut Street, Red Bluff, CA 96080                   |
| <u>LESSOR'S FED. TAX. I.D., NO. OR SOCIAL SECURITY NO.</u> |
| ON FILE                                                    |
| <u>TENANT AGENCY</u>                                       |
| (TGU) Prevention Bureau – Red Bluff Office                 |

**File No.: 1T269947****Project No.: 17084****Preamble** THIS LEASE, made and entered into this 1st day of June 2026, by and between**COUNTY OF TEHAMA**

hereinafter called the Lessor, without distinction as to number or gender, and the State of California, acting by and through the Director of the Department of Forestry & Fire Protection, hereinafter called the State.

**WITNESSETH****Description**

1. The Lessor hereby leases unto the State and the State hereby hires from the Lessor those certain premises with appurtenances situated in the City of Red Bluff, County of Tehama, State of California, and more particularly described as follows:

Approximately 2,200 net usable square feet of office space building located at 20639 Walnut Street, Red Bluff, CA 96080 as outlined in red on the attached Exhibit "A" plan, together with specifications marked Exhibit "B", said Exhibits "A" and "B", Project No. **17084** dated June 1, 2026, hereby being incorporated into this lease, and including 18 exclusive, unobstructed parking spaces contiguous to the subject building, and unlimited use of the building's common facilities. The State shall have access to and use of the leased premises 24 hours per day, seven (7) days per week with no exceptions.

**Term**

2. The term of this lease shall commence on August 1<sup>st</sup>, 2026, and shall end on July 31<sup>st</sup>, 2029, with such rights of termination as may be hereinafter expressly set forth.

**Early Termination**

3. The State may terminate this lease at any time effective on or after July 31<sup>st</sup>, 2027, by giving written notice to the Lessor at least thirty (30) days prior to the date when such termination shall become effective. If the State fails to complete its move out within the notice period and remains in the premises, additional rent shall be paid and prorated on a thirty (30) day month, based on the actual number of days the State occupies the premises following the effective date of termination.

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**Rent**

4. Rental payments shall be paid by the State, from legally available funds and subject to the California Constitution, in arrears on the last day of each month during said term as follows:

TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS (\$2,750.00)

From August 1<sup>st</sup> , 2026 through July 31<sup>st</sup> , 2029, and thereafter.

Rental payable hereunder for any period of time less than one month shall be determined by prorating the monthly rental herein specified based on the actual number of days in the month. Rental shall be paid to Lessor at the address specified in Paragraph 5 or to such other address as the Lessor may designate by a notice in writing

## Notices

5. All notices and correspondence herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given when made in writing and either: 1) deposited in the United States Mail, certified and postage prepaid; or 2) sent via an alternate commercial overnight delivery service (i.e. FedEx or similar) with receiver's signature required; or 3) by personal service and addressed as follows:

**To the Lessor:** County of Tehama

Administration Office

Attn: Tom Provine, Administrative Services Director

727 Oak Street, Red Bluff, CA 96080 **Phone No.:** (530) 527- 4655 x3027

**FAX No.:** ( )

**Email:** tprovine@tehama.gov

**To the State:**

California Dept. of Forestry & Fire Protection **Phone:** (916) 324-1635

Technical Services Section

Attn: Real Property Services

P.O. Box 944246

**Email:** RealPropertyServices@fire.ca.gov

Sacramento, CA. 94244-2460

Emergency or access notification:

California Dept. of Forestry & Fire Protection

**Phone No.** (530) 200-2500

TGU Prevention Bureau

Attn: Monty Smith, Unit Chief - Tehama Glenn Unit

**Email:** Monty.Smith@fire.ca.gov

ALL NOTICES AND CORRESPONDENCE MUST REFERENCE  
TENANT AGENCY AND PREMISES ADDRESS

Rental warrants shall be made payable to: County of Tehama

and mailed to: 727 Oak Street  
Red Bluff, CA 96080

Nothing herein contained shall preclude the giving of any such written notice by personal service. The address to which notices and correspondence shall be mailed to either party may be changed by giving written notice to the other party.

## Completion and Compliance with Plans and Specifications

6. Lessor agrees that, prior to August 1<sup>st</sup>, 2026, and at Lessor's sole cost and expense, all required construction, improvements and/or alterations, if any, shall be completed and the leased premises shall be made ready for State's occupancy in full compliance with Exhibit "A", consisting of one (1) sheet titled, "Site Plan", Project No. 17084" dated June 1<sup>st</sup>, 2026, and in accordance with Exhibit "B", consisting of four (4) pages, titled, "Delegated Short Form Specifications", Project No. 17084" dated June 1<sup>st</sup>, 2026, which Exhibits "A" and "B" are by this reference incorporated herein.

## Services, Utilities, and Supplies

7. Lessor, at Lessor's sole cost and expense, during the term of this lease shall furnish the following services and utilities:

~~A. Janitorial services, including but not limited to, regular cleaning of office areas and restrooms, toilet supplies and waste disposal.~~

~~B. All utilities except telephone.~~

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Repair and Maintenance</b>    | 8. During the lease term, the Lessor shall maintain the leased premises together with appurtenances, rights, privileges and easements belonging or appertaining thereto, in good repair and tenantable condition, except in the case of damage arising from the negligence of State's agents, invitees or employees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Quiet Possession</b>          | 9. The Lessor agrees that the State, while keeping and performing the covenants herein contained, shall at all times during the existence of this lease, peaceably and quietly have, hold, and enjoy the leased premises without suit, trouble, or hindrance from the Lessor or any person claiming under Lessor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Inspection</b>                | 10. The Lessor reserves the right to enter and inspect the leased premises at reasonable times, and to render services and make any necessary repairs to the premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Prior Notice</b>              | 11. Except in emergency situations, the Lessor shall give not less than 24-hour prior notice to State tenants when any pest control, remodeling, renovation, or repair work affecting the State occupied space may result in employee health concerns in the work environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Destruction</b>               | 12. In the event the leased premises or any essential part thereof shall be destroyed by fire or other casualty, this lease shall, in the case of total destruction of the leased premises, immediately terminate. In case of partial destruction or damage State may elect to terminate by giving written notice setting forth the date of termination to the Lessor within fifteen (15) days after such fire or casualty, and no rent shall accrue or be payable to the Lessor after such termination. In the event of any such destruction where the State remains in possession of said premises, whether for the remainder of the term or temporarily pending termination, the rental as herein provided shall be reduced by the ratio of the floor space State is precluded from occupying to the total floor space of the leased premises.                                                                                                                                                                                                                       |
| <b>Subrogation Waived</b>        | 13. To the extent authorized by any fire and extended coverage insurance policy issued to Lessor on the herein leased premises, Lessor hereby waives the subrogation rights of the insurer, and releases the State from liability for any loss or damage covered by said insurance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Fair Employment Practices</b> | <p>14. During the performance of this lease, the Lessor shall not deny benefits to any person on the basis of religion, color, ethnic group identification, sex, age, physical or mental disability, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, physical handicap, mental disability, medical condition, marital status, age, or sex. Lessor shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.</p> <p>Lessor shall comply with the provisions of the Fair Employment and Housing Act (Government Code, Section 12900 et seq.), the regulations promulgated thereunder (California Code of Regulations, Title 2, Section 11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Government Code, Sections 11135-11139.8), and the regulations or standards adopted by the awarding State agency to implement such article.</p> |
| <b>DVBE Participation</b>        | 15. The State of California supports the use of Disabled Veteran Business Enterprise (DVBE) and California Certified Small Business (SB) and we encourage the Lessor to utilize DVBE and Certified SB to fulfill its lease obligation under this lease.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Holding Over</b>              | 16. In the event the State remains in possession of the premises after the expiration of the lease term, or any extension or renewal thereof, this lease shall be automatically extended on a month to month basis, subject to thirty (30) days termination by either party, and otherwise on the terms and conditions herein specified, so far as applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Construction-Related Accessibility Standard Compliance Act**

18. Pursuant to California Civil Code §1938, the Lessor states that the leased premises:
- ☒ have not undergone an inspection by a Certified Access Specialist (CAsp). A CAsp can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CAsp inspection of the premises, the Lessor may not prohibit the tenant from obtaining a CAsp inspection of the premises for occupancy by the tenant, if requested by the tenant. The parties shall mutually agree on the arrangements for the time and manner of the CAsp inspection, the payment of the fee for the CAsp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.
  - ☐ have undergone an inspection by a Certified Access Specialist (CAsp) and it was determined that the leased premises met all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq. Lessor shall provide a copy of the current disability access inspection certificate and any inspection report to the State within seven days of the date of execution of the lease pursuant to subdivision (b).
  - ☐ have undergone an inspection by a Certified Access Specialist (CAsp) and it was determined that the leased premises did not meet all applicable construction-related accessibility standards pursuant to California Civil Code §55.53 et seq. Lessor shall provide a copy of any inspection report to the State prior to the execution of the Lease. If the report is not provided to the State at least 48 hours prior to execution of the lease, the State shall have the right to rescind the lease, based upon the information contained in the report, for 72 hours after execution of the lease.

**Executive Order N-6-22 – Russia Sanctions**

19. On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (the EO) regarding Economic Sanctions against Russia and Russian entities and individuals. “Economic Sanctions” refers to sanctions imposed by the U.S. government in response to Russia’s actions in Ukraine, as well as any sanctions imposed under state law. The EO directs state agencies to terminate contracts with, and to refrain from entering any new contracts with, individuals or entities that are determined to be a target of Economic Sanctions. Accordingly, should the State determine Contractor is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. The State shall provide Contractor advance written notice of such termination, allowing Contractor at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the State.

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**IN WITNESS WHEREOF, this lease has been executed by the parties hereto as of the dates written below**

STATE OF CALIFORNIA

LESSOR

DEPARTMENT OF FORESTRY & FIRE  
PROTECTION

COUNTY OF TEHAMA

By \_\_\_\_\_  
**Christy White, Deputy Director**  
**CAL FIRE Management Services**

By \_\_\_\_\_  
**Gabriel Hydrick, Chief Administrator**

Date \_\_\_\_\_

Date \_\_\_\_\_

# EXHIBIT "B" DELEGATED SHORT FORM SPECIFICATIONS

PROJECT: **TGU Prevention Bureau – Red Bluff Office**

PROJECT NO. **17084**

AGENCY: **CAL FIRE**

DATE: **06/01/2026**

LOCATION: **20639 Walnut Street, Red Bluff, CA 96080**

## DIVISION 1 -- GENERAL REQUIREMENTS

### 01.01 GENERAL INFORMATION

- A See Division 2, SPECIAL PROVISIONS if attached, that may delete or amend other portions of this specification. The special provisions may indicate material locations, specialty details, finish and material selections, unique characteristics of this project, etc.
- B The quarters shall consist of an office building, or portion thereof, if so indicated, and appurtenant facilities complete and ready for occupancy and in accordance with design plans designated Exhibit "A", and with these Exhibit "B" Short Form Specifications.
- C The State's intent is to achieve adequate standards of quality and yet avoid unnecessary alterations so that in all cases where an existing feature meets requirements specified herein, Lessor's obligation is only to maintain that feature as it exists.
- D In case of conflict between Exhibit "A" and these Exhibit "B" specifications, the Exhibit "A" shall supersede.
- E Wherever reference is made to "State," "Agency," "Department," or other State of California administrative department, it shall be construed to mean "Department of Forestry & Fire Protection." Any deviation from the Exhibits "A" and "B" of the lease shall require approval from the Department of Forestry & Fire Protection.

### 01.02 CONSTRUCTION AND CODE REQUIREMENTS

- A These Exhibit "B" Short Form Specifications and design criteria describe minimum standards of quality and construction for premises leased for State use. Construction methods or materials other than those mentioned herein may be acceptable if in the opinion of the State they provide equal appearance and utility.
- B Premises shall include installation and annual servicing of fire hoses and extinguishers in cabinets located as required by code, as applied by responsible officials.
- C Construction shall be in accordance with current California Building Standards Code (CBSC), current local zoning laws, local building codes and ordinances, and each authority having jurisdiction. Lessor shall prepare and submit State approved construction documents to the local city or county building authority and obtain a building permit.
- D All State leased spaces, both new and lease renewals, shall comply with all current building statutes, codes, ordinances, regulations, and policies of the State Architect. The requirements of CCR Title 24, California Building Code relative to Access Law Compliance, and Americans with Disabilities Act (ADA) Title II, and Uniform Federal Accessibility Standards (UFAS), must be included in the planning of these quarters. All construction work

shall be planned to comply with the above mentioned standards. When code requirements conflict with one another, the most stringent code requirement will take precedence.

Should the State elect not to require accessibility compliance fully or extend the time frame for compliance as defined in the lease exhibits, it does not relieve the lessor of the responsibility to comply with the above requirements. The State will not supersede the requirements imposed by any enforcing agencies. This note applies to the site improvements including but not limited to path of travel from/to public transportation and public rights-of-way, parking, passenger drop-off and loading zones, walks and sidewalks, curb ramps, ramps, stairs, entrances and exits, lobbies, elevators, access lifts, doors and gates, access to and through all rooms and spaces, restrooms, signs and identification, counters, waiting and seating areas, assistive listening systems, telephones, drinking fountains, alarms, and horizontal/vertical access, etc.

- E The State will consider only those facilities that can demonstrate the ability to meet a seismic performance level as set forth in:
1. 1998 Edition or subsequent editions of the California Building Code or,
  2. 1976 Edition or subsequent editions of the Uniform Building Code and the building does not have any one of the enumerated characteristics or conditions listed below:
    - a. Unreinforced masonry elements, whether load-bearing or not, not including brick veneer
      - i. Precast, prestressed, or post-tensioned structural or architectural elements, except piles
      - ii. Flexible diaphragm (e.g., plywood) shear wall (masonry or concrete) structural system constructed pursuant to editions of the Uniform Building Code prior to the 1997 edition
      - iii. Apparent additions, alterations, or repairs to the structural system made without a building permit
      - iv. Constructed on a site with a slope with one or more stories partially below grade (taken as 50% or less) for a portion of their exterior
      - v. Soft or weak story, including wood frame structures with cripple walls, or if construction is over first-story parking
      - vi. Seismic retrofit of the building, whether voluntary or mandated, whether partial or complete
      - vii. Repairs following an earthquake
      - viii. Welded steel moment frames (WSMF) that constitute the primary seismic force-resisting system for the building, and the structure was designed to code requirements preceding those of the 1997 edition of the Uniform Building Code, and the building site has experienced an earthquake of sufficient magnitude and site peak ground motions that inspection is required when any of the conditions of Section 3.2 of FEMA 352 indicate an investigation of beam-column connections is warranted
      - ix. Visible signs of distress or deterioration of structural or non-structural systems, e.g.; excessively cracked and/or spalling concrete walls or foundations, wood dry rot, etc.
  3. Certification of the above requirements must be provided by an independent, licensed structural engineer at the Lessor's expense.
- F Premises shall conform to regulations and orders of the State Department of Industrial Relations and the Occupational Safety and Health Act (OSHA), Title 19 CCR and Title 24, as appropriate and shall meet the requirements of the State Fire Marshal's regulations. Lessor shall also be responsible for all costs relative to said compliance including any preliminary plan review as deemed necessary by the State.



- G Lessor shall certify premises to be free of hazard from asbestos or lead containing materials. If a hazard is discovered in either case, lessor must follow abatement/mitigation procedures to be defined by the State.
- H Lessor hereby guarantees that premises shall be ready for occupancy, are tenantable, and that mechanical, electrical, plumbing, and other facilities and features (including architectural finishes, paint, hardware, doors, floor covering, etc.) are of quality capable of giving satisfactory service for the term of this lease.
- I Where the State occupies any portion, or all of a multi-story building, the Lessor shall provide an emergency evacuation plan for the tenants. The plan shall be coordinated with the tenant agency Emergency Coordinator. In addition to any code required exit signage, lessor shall provide sufficient "key" floor plans to clearly delineate emergency exit routes, corridor located fire extinguishers and fire alarm stations. Key plans shall be located in central traffic areas, wall mounted and framed under glass,
- J The selected contractor shall have a current and valid contractor's license issued by the State of California.
- K The Lessor shall coordinate with the Department of Industrial Relations, as covered in Labor Code 1720.2 et seq., to investigate whether the project falls under the requirements of prevailing wage as related to construction labor.
- L Lessor's contractor shall provide all submittals, details per Exhibits and as requested by the State for approval. Shop drawings of all millwork, cabinetry and special items shall be submitted to the State for approval prior to fabrication.
- M Energy Conservation – One of the Lessor's prime considerations in the development of quarters for the State's use shall be the conservation of energy resources needed to heat, cool, ventilate and illuminate such space along with usefulness, environmental quality, and aesthetic effect.
- N Lessor shall:
- patch, replace and finish in kind all adjacent surfaces or features displaced, damaged, or exposed in performance of alteration work, such as, but not limited to, acoustical tile, base, floor covering, paint, etc. Upon completion of the work, there shall be no discrepancy between the new and the existing work. Where existing surfaces are painted under this paragraph, paint shall extend to the nearest natural break.
  - paint or finish all new work, except factory finished items, minimum two coats to match existing adjacent surfaces.
  - alter, relocate, or replace existing blinds or drapes and hardware as required to suit new, relocated, or demolished partitioning.
  - perform demolition and alteration work to mechanical, electrical, and communication systems as shown and/or otherwise required for new facility layout. Furnish and install new components as required for complete and fully operational systems.
- O At project completion, lessor shall provide Certificate of Occupancy and other pertinent documents to the State.

## DIVISION 2 – SPECIAL PROVISIONS

The following Special Provisions supplement requirements specified in Division 1 and supersede requirements, which are in conflict; see Planner for direction on discrepancies and conflicts:

**There are no Special Provisions**

# EXHIBIT "A" SITE PLAN

PROJECT: TGU Prevention Bureau – Red Bluff Office

PROJECT NO. 17084

AGENCY: CAL FIRE

DATE: 06/01/2026

LOCATION: 20639 Walnut Street, Red Bluff, CA 96080

