

Departmental Concurrence

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

815



FROM: Economic Development Agency

SUBMITTAL DATE:
October 17, 2003

SUBJECT: Lease agreement between the County of Riverside and Temecula Valley Tennis and Fitness, LLC, a California Limited Liability Company – French Valley Airport, Third District

RECOMMENDED MOTION: That the Board of Supervisors approve the Lease between the County and Lessee, Temecula Valley Tennis and Fitness, LLC, for the development of a tennis facility, and authorize the Chairman to execute the lease.

BACKGROUND: The Economic Development Agency is in receipt of a lease agreement between the County and Temecula Valley Tennis and Fitness, LLC, a California Limited Liability Company. The Lessee will occupy approximately five (5) acres of unimproved land at French Valley Airport for the development of a private tennis facility consisting of a 10,000 square foot club house, fifteen (15) tennis courts and related facilities, at Lessee's sole expense. The Lessee is to pay for construction of all required utility extensions and hookups and any required access road improvements. All improvements are to be submitted to the County for approval prior to start of construction.

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Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	NA
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	NO

SOURCE OF FUNDS: NA	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE** FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature Rhonda King OCT 27 2003
BY Ardon V. Ubo

- Policy
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref.: none | **District:** 3rd | **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

BACKGROUND (continued):

The County will own all improvements constructed, with actual possession reverting to the County at the time of lease expiration.

As consideration for occupying the leasehold interest, Temecula Valley Tennis and Fitness, LLC, will pay a monthly rent of four thousand dollars (\$4,000) commencing on possession of the Leased Premises by Lessee or thirty days from issuance of a grading permit, which ever is earlier; subject to the following annual increases: beginning July 1, 2004 and at each July 1st thereafter the monthly rent will be adjusted by the percentage change in the Consumer Price Index.

The proposed project is consistent with the Master Plan and Environmental Impact Report for the French Valley Airport, and has been found consistent with the parcel map submitted by the Economic Development Agency's Aviation staff to the Airport Land Use Commission. A Notice of Exemption will be filed for the project.

The term of the lease is for thirty (30) years, with one ten (10) year option to extend if the Lessee is not in default. The term will not exceed forty (40) years without the County's approval. The Economic Development Agency's Aviation staff recommends approval of the Lease to Temecula Valley Tennis and Fitness, LLC. County Counsel has approved the lease document as to form.

LEASE SUMMARY:

- Rate: \$4,000.00/month commencing upon the earlier of possession of the Leased Premises by Lessee, or thirty days after issuance of a grading permit.
- Term: 30 years with an option for an additional 10 years, term extension beyond option period requires County approval.
- Size: 5.0 acres, approximately
- Conditions: Annual CPI adjustments begin July 1, 2004.
- Miscellaneous: Improvements to include a 10,000+/- square foot club house, tennis 15 courts and support facilities.