



620
SUBMITTAL TO THE BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Regional Park & Open-Space District

SUBMITTAL DATE:
12/14/04

SUBJECT: Approval of Lease Agreement - Prado Regional Park Area-Supervisory - District II

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached lease agreement between Western Riverside County Regional Wastewater Authority and the Riverside County Regional Park and Open Space District;
2. Authorize the Chairman to execute four (4) copies of the Agreement;
3. Authorize the General Manager to perform all duties necessary to administer the Agreement; and
4. Direct the Clerk of the Board to return three (3) copies of the Agreement to the Regional Park and Open-Space District for further processing.

BACKGROUND: The Riverside County Regional Park & Open-Space District is proposing to enter into a twenty-year water well lease agreement with the Western Riverside County Regional Wastewater Authority (Lessee) in order to provide water to the wastewater treatment plant. The water well is located near the common property line between Prado Regional Park and the wastewater treatment plant, as depicted on Exhibit "A" of attached Agreement. The Lessee will use the well as a water supply in connection with its operation and maintenance activities at the plant. In consideration for this lease, Lessee has refurbished and upgraded the well and its pumping facilities.

(continued on page 2)

445-Approval of Lease Agreement PDO

CQ/mg

Paul Frandsen
Paul Frandsen, General Manager

FINANCIAL DATA N/A	Current F.Y. Total Cost:	\$	In Current Year Budget:
	Current F.Y. Net County Cost:	\$	Budget Adjustment:
	Annual Net County Cost:	\$	For Fiscal Year:

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

C.E.O. RECOMMENDATION:

APPROVE

H. Sigmond

County Executive Office Signature

Policy Policy

Consent Consent

Dept's Recomm.: Per Exec. Ofc.:

Prev. App. Ref.:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

District: II

Agenda Number:

13.1

COUNTY OF RIVERSIDE
OFFICE EXECUTIVE
DEC 17 11:31 AM '04

Subject: Approval of Lease Agreement - Prado Regional Park Area-Supervisory - District II

Both parties have agreed to invoice Lessee only for Lessee's prorated share of the electrical costs for the well.

Lessor: Riverside County Regional Park & Open-Space District
4600 Crestmore Road
Riverside, CA 92509-6858

Lessee: Western Riverside County Regional Wastewater Authority
Post Office Box 5286
450 Alessandro Boulevard
Riverside, CA 92517-5286

Location: Prado Regional Park
14600 River Road
Corona, CA 92880

Type of Lease: Water Well lease.

Term: Twenty (20) years and options to extend to forty (40) years.

Rent: As consideration for this Lease Agreement, Lessee will:

- at Lessee's sole cost and expense, continue to inspect, maintain and refurbish, as necessary, the existing wellhead seals, hydro storage tank and its control system;
- at Lessee's sole cost and expense, operate and maintain the well throughout the term of this agreement.

Utilities: Lessee Pays pro-rata share of the well's electrical power costs

Maintenance: Provided by Lessee

Option to terminate: In the event Lessee fails or refuses to perform in accordance with the lease agreement, Lessee has (60) days to correct Lessee's breach after written notice has been served on Lessee by Lessor. Lessee may terminate this Lease upon thirty (30) days written notice to Lessor.

The office of County Counsel has approved the attached Lease Agreement as to legal form.

c: Attachment: Lease agreement between Riverside County Regional Park & Open-Space District and Western Riverside County Regional Wastewater Authority (4)