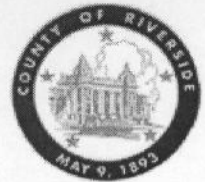




408  
**SUBMITTAL TO THE BOARD OF DIRECTORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Regional Park & Open-Space District

**SUBMITTAL DATE:**  
2/24/05

**SUBJECT:** Approval of Lease Agreement with High Valleys Water District for Well Site –Valley High Park – District III

**RECOMMENDED MOTION:** That the Board of Directors:

1. Approve the attached Lease Agreement between High Valleys Water District and the Riverside County Regional Park and Open Space District;
2. Authorize the Chairman to execute three (3) 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 two (2) 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 Lease Agreement with the High Valleys Water District to facilitate the development of one (1) well site. The well site is approximately 100' x 100' in size, with a 15' wide utility right-of-way, located within the boundaries of the Valley Hi Park area (see Exhibit A). The initial term of the lease is for twenty-five (25) years, with the term commencing upon the expiration of the Temporary Right of Entry. The term of the Temporary Right of Entry will not exceed twelve (12) months from the date the Park District, as Lessor executes this Agreement. *(continued on page 2)*

467-Approval of Lease Agreement with High Valleys Water District for Well Site

*Paul Frandsen*  
Paul Frandsen, General Manager

Attachment: Lease Agreement

**FINANCIAL DATA** n/a

Current F.Y. Total Cost: \$  
Current F.Y. Net County Cost: \$  
Annual Net County Cost: \$

In Current Year Budget:  
Budget Adjustment:  
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. Duggan*

County Executive Office Signature

Dep't Recomm.:  Policy

Per Exec. Ofc.:  Policy

Consent

COUNTY OF RIVERSIDE  
02 FEB 22 6H 5: 13  
OFFICE EXECUTIVE

Prev. Agn. Ref.:

District: III

Agenda Number:

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

13.1

Departmental Concurrence

**SUBJECT:** Approval of Lease Agreement with High Valleys Water District for Well Site –Valley High Park – District III

The Lease Agreement includes an option to extend the term of the lease for an additional twenty-five (25) years immediately upon expiration of first 25-year term. In the event the well drilled on the premises is productive, as determined by the High Valleys Water District, the Park District will receive a one-time payment of \$1,000.00 and additional rent payments of \$25.00 for each acre-foot of water pumped from the wells for the first term of 5 years; \$35.00 for the second 5 years; \$50.00 for the third 5 years; and for the commencement of each five-year period thereafter, the additional rent amount shall be increased by 10% for each 5-year increment.

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

**Lessee:** High Valleys Water District  
47781 Twin Pines Road  
Banning, CA 92220

**Location:** Valley Hi County Park  
47501 Twin Pines Road  
Banning, CA 92220

**Size:** 100' x 100' of land and 15' wide utility right-of-way.

**Term:** Twenty-five (25) years and options to extend to fifty (50) years. The term will commence upon the expiration of the Temporary Right of Entry. The duration of the Temporary Right of Entry shall not exceed twelve (12) months from the date the Lessor executes this Lease Agreement.

**Rent:** Lessee pays monthly for each acre-foot of water pumped from the wells as follows:

Year 1-5	\$ 25.00	Year 26-30	\$ 66.55
Year 6-10	\$ 35.00	Year 31-35	\$ 73.20
Year 11-15	\$ 50.00	Year 36-40	\$ 80.50
Year 16-20	\$ 55.00	Year 41-45	\$ 88.60
Year 21-25	\$ 60.50	Year 46-50	\$ 97.40

**Water Credit:** Lessor shall be entitled to take and use up to 700 cubic feet per month of potable water for domestic uses and purposes with no charge.

**Utilities:** Lessee pays for utility services to the well site.

**Maintenance:** Provided by Lessee

**Option to terminate:** Yes, 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.

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