

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

318



**FROM:** Economic Development Agency, Aviation Division

**SUBMITTAL DATE:**  
September 1, 2005

**SUBJECT:** Agricultural Lease Agreement, Jacqueline Cochran Regional Airport, 4<sup>th</sup> District

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

1. Approve the Lease between the County and Desert Resorts Aviation, LLC, a California limited liability company, as Lessee;
2. Authorize the Chairman of the Board to execute the Lease; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the lease.

**BACKGROUND:** The Economic Development Agency has received a lease agreement between the County and Lessee regarding approximately four hundred forty (440) acres of land at Jacqueline Cochran Regional Airport for the purpose of cultivating crops and the storage of plants in containers.

As consideration for occupying the leasehold, Lessee will pay a basic annual rent of \$83,160, with annual CPI adjustments beginning July 1, 2015. Rent payments will begin either upon the harvesting of crops or commencement of use for the storage of plants. Lessee will receive a rental credit for clearing and reclamation the land. In no event will rent credits extend beyond 120 months.

  
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 Robin Zimpfer  
 Assistant County Executive Officer/EDA

RZ:HO

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|                       |                               |      |                         |     |
|-----------------------|-------------------------------|------|-------------------------|-----|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ 0 | In Current Year Budget: | No  |
|                       | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment:      | No  |
|                       | Annual Net County Cost:       | \$ 0 | For Fiscal Year:        | N/A |

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

**SOURCE OF FUNDS:** N/A

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

**C.E.O. RECOMMENDATION:**

**APPROVE**



**County Executive Office Signature**

- Policy
- Consent

Dep't Recomm.:  
Per Exec. Ofc.:

**Prev. Agn. Ref.:**

**District:** 4<sup>th</sup>

**Agenda Number:**

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

3.8

(Background Continued)

The term of the Lease is fifty (50) years. The 440 acres is not suitable for the development of aviation related structures and having brush and trees cleared from the interior area contributes to a safer operating environment at the airport.

The Economic Development Agency Aviation Division staff recommends approval of the Lease to Desert Resorts Aviation, LLC. County Counsel has approved the form of the lease document.

**SUMMARY:**

Size: 440 acres

Term: 50 years

Rent: \$83,160 annually (\$189 per acre per year)

CPI: Annual CPI adjustments beginning July 1, 2015