

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

423



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
March 28, 2006

**SUBJECT:** Ground Lease for the Mecca Commercial Project

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

1. Approve a Lease between the County of Riverside ("County") and Mecca Plaza LLC, a California Limited Liability Corporation, 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 ("EDA") has negotiated a real property lease agreement between the County and Lessee for a 5,824 square foot parcel located at 91-275 Avenue 66 in the community of Mecca. The Lessee is proposing to construct a commercial/retail building with four tenant spaces.

As consideration for occupying the leasehold, Lessee will pay a basic annual rent of \$17,400, with CPI adjustments beginning January 1, 2012.  
(continued on page 2)

**FORM APPROVED  
COUNTY COUNSEL**

**MAR 29 2006**

RZ:JC:RF:JT:AR:LR  
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*Robin Zimpfer*  
Robin Zimpfer  
Assistant County Executive Officer/EDA

BY *Joe S. Paul*

<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**

*Lisa Brandl*

**County Executive Office Signature**

Policy

Consent

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

**Prev. Agn. Ref.:**

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

**Agenda Number:**

3.7

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

**BACKGROUND** (continued):

The term of the Lease is forty (40) years. The EDA staff recommends approval of the Lease to Mecca Plaza LLC. County Counsel has reviewed and approved the lease document.

This important economic development project will bring jobs and new commercial opportunities to the community. Also, it represents a significant investment by Mecca Plaza LLC. As such, this development fulfills the revitalization activities established by the EDA in the Mecca Community.

SUMMARY: Size: 5,824 square feet  
Term: 40 years  
Rent: \$17,400 with CPI adjustments beginning January 1, 2012

Attachments: Lease document  
Site Plan