

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

121C



FROM: Economic Development Agency

SUBMITTAL DATE:
March 6, 2007

SUBJECT: Land-Use Change Authorization at Jacqueline Cochran Regional Airport

RECOMMENDED MOTION: That the Board of Supervisors:

1. Accept the Federal Aviation Administration Land-Use Change Authorization dated August 25, 2006, for 229.46-acres of land at the Jacqueline Cochran Regional Airport;
2. Authorize the Chairman of the Board to execute the Land-Use Change Authorization; and
3. Authorize the Assistant County Executive Officer/EDA or designee to execute any additional documents required by the Land-Use Change Authorization.

Departmental Concurrence

BACKGROUND: The Economic Development Agency has received a Land-Use Change Authorization from the Federal Aviation Administration (FAA) dated August 25, 2006. The Authorization grants to the County an authorization to use 229.46 acres of airport property for revenue-producing purposes other than aviation uses. To that end, on November 14, 2006, the County of Riverside, as Lessor, entered into two Ground Leases, a 60-acre Ground Lease with Hits, Inc., as Lessee, and a 169.46-acre Ground Lease with Desert Resorts Aviation, LLC, as Lessee. The 169.46-acre Ground Lease was amended by First Amendment to Ground Lease on January 9, 2007. (Continued on page 2)

Robin Zimpfer

RZ:JC:CC:DS:HO

S:\EDCOM\AIRPORTS\JCRA-Thermal\HITS\HITS LEASE\HITS-DRA F11
FAA land use change authorization 1 mar 07.doc

Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	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**

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

Robin Zimpfer

APR 02 2007

BY *Andon V. Udo*

Policy
 Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 10/13/05 3.21; 11/1/05 3.8; 11/14/06 3.9; 1/9/07 3.9
District: 4th
Agenda Number:

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

3.7

BACKGROUND (continued):

The Use permitted under the Ground Leases was the development of an equestrian center and related facilities for horse shows.

Both Ground Leases were conditioned on Desert Resorts Aviation, LLC, as Sublessor, entering into a Sublease of the 169.46-acre Ground Lease with Hits, Inc., as Sublessee. The Sublease was executed by Sublessee on December 8, 2006; by Sublessor on December 12, 2006; and, consented to by Master Lessor County of Riverside on January 9, 2007.

At the request of County Counsel, Economic Development Agency staff is submitting for Board approval Amendments to both Ground Leases and the Sublease, which will make the Land-Use Change Authorization an Amendment to those documents. The Amendments are being submitted as companion items to this Form 11.

Economic Development Agency staff recommends that the Board of Supervisors approve the Land-Use Change Authorization. County Counsel has reviewed the Authorization and approved it as to form.