

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



479

**FROM:** Executive Office

**SUBMITTAL DATE:**  
July 13, 2010

**SUBJECT: 2009-10 Grand Jury Report: City of Blythe Airport (EDA)**

**RECOMMENDED MOTION:** That the Board instructs the City of Blythe Airport (EDA) to forward to the Executive Office – within 30 days – a draft of the Board’s response to the findings and recommendations of the Grand Jury that pertain to the Department’s operational areas; and direct the Executive Office to submit draft responses to the Board within 60 days.

**BACKGROUND:** The attached report has been issued by the Grand Jury.

Section 933 (c) of the Penal Code requires that the Board of Supervisors comment on the Grand Jury’s recommendations pertaining to matters under the control of the Board, and that a response be provided to the Presiding Judge of Superior Court within 90 days.

Draft responses received from the affected department will be consolidated and presented for the Board’s consideration; the response ultimately approved by the Board will then be forwarded to the Grand Jury as required by statute.

30daycityofblytheairport07.10

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

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

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

BY:   
Jay E. Orr

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: July 13, 2010  
xc: E.O., Grand Jury, EDA, COB

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:**

**District:**

**Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**3.10**

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

Departmental Concurrence

# 2009-2010 GRAND JURY REPORT

## City of Blythe Airport

### Background

The City of Blythe Airport is situated six miles to the east of the City of Blythe, adjacent to Interstate 10. The airport was built in 1930 and expanded during WWII by the Army Air Corps as a training base with two runways, each exceeding 6,000 ft. It was closed following the war and the property deeded over to the County of Riverside.

The County of Riverside leased the airport to the City of Blythe for a period of 30 years in a lease agreement dated May 20, 1997. The Riverside County Economic Development Agency (EDA) is currently reviewing this lease. The original lease specifically disallows subleases without prior approval of lessor.

In July 2009, US Solar Holdings, LLC expressed an interest in leasing from the City of Blythe 829 acres out of a total 3,904 acres in the northeast section of the airport property for the purpose of erecting a 100 megawatt solar generating plant (Photovoltaic Project) to generate electric power. (See Attachments 1 & 2) The initial sublease would be for a term of 25 years.

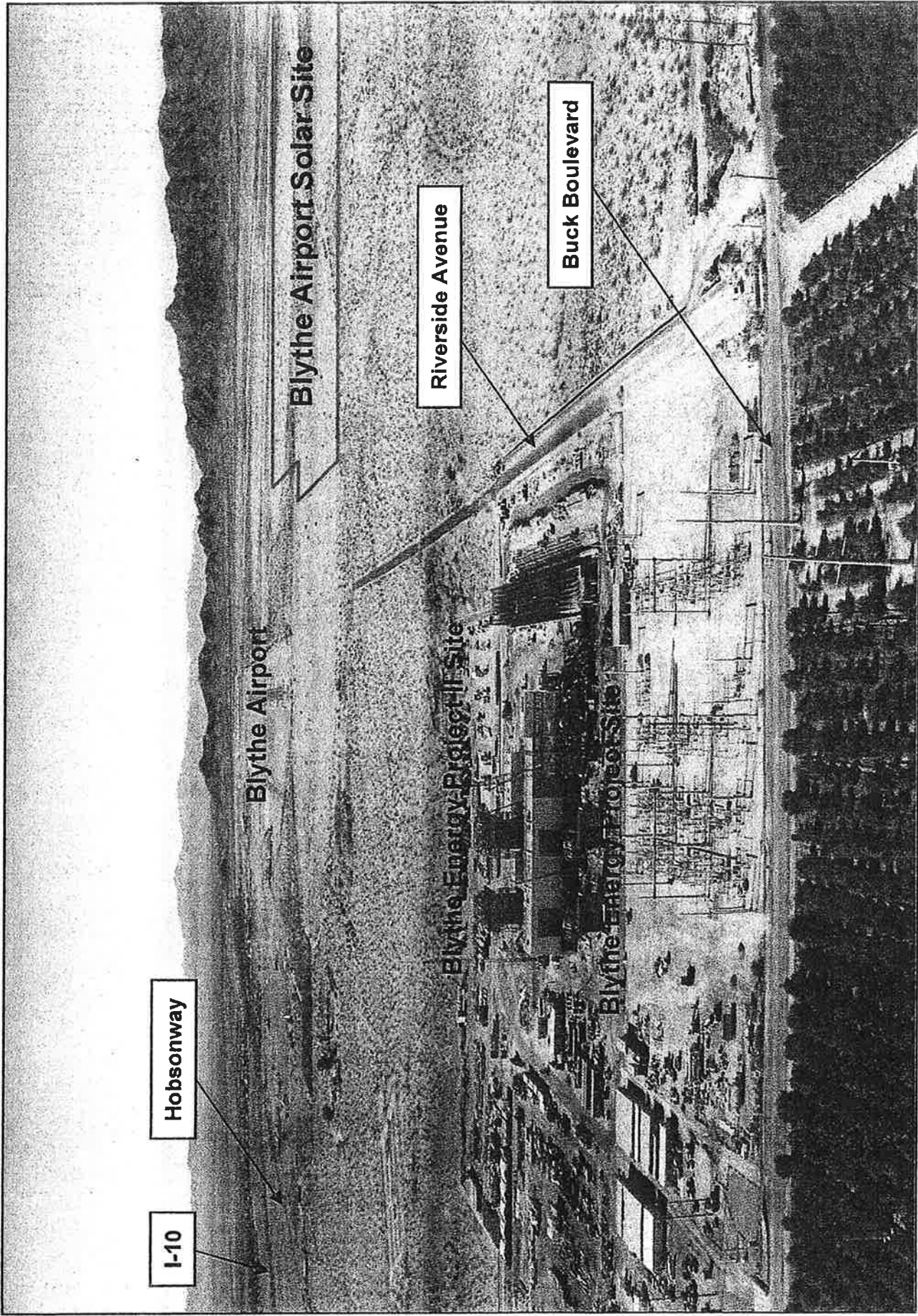
### Findings

1. The City of Blythe entered into a sublease agreement and a Community Benefits Agreement with US Solar dated November 10, 2009. The sublease is in violation of terms of the lease agreement dated May 20, 1997, between the County of Riverside and the City of Blythe.
2. The EDA holds that this sublease is unacceptable to the county and in violation of the existing lease agreement between the County of Riverside and the City of Blythe. The EDA is in favor of the project and desirous of proceeding with a proper lease arrangement with the legal entities.

## Recommendations

**Riverside County Board of Supervisors  
Riverside County Economic Development Agency  
Blythe City Council  
Blythe City Manager**

1. The City of Blythe should cancel all not proposed sublease agreements and the Community Benefits Agreement between the City of Blythe and Southwest Land Holdings, LLC (a wholly owned affiliate of US Solar) for the airport property. The EDA should assume the role as sole leasing agency for all lease agreements between the County of Riverside and Southwest Land Holdings, LLC.
2. The EDA should proceed with creating a lease between the County of Riverside and Southwest Land Holding, LLC, a wholly owned affiliate of U.S. Solar, for the 829 acres and comply with the covenants imposed by the Federal Aviation Administrations (FAA). Public Law 80-289 states in part "the income from such property must be used to support the maintenance, operation, or development costs of the aeronautical property."

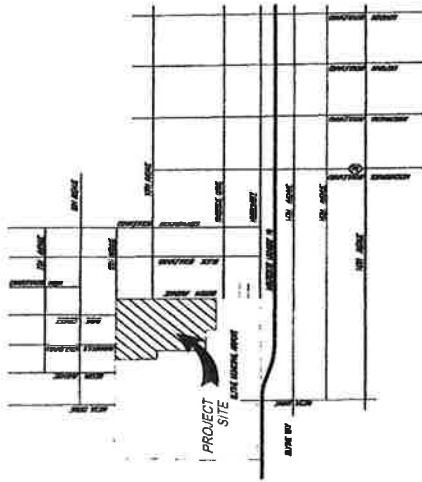


**FEATURES IN VICINITY OF BLYTHE AIRPORT / SOLAR SITE**  
Aerial View Looking West

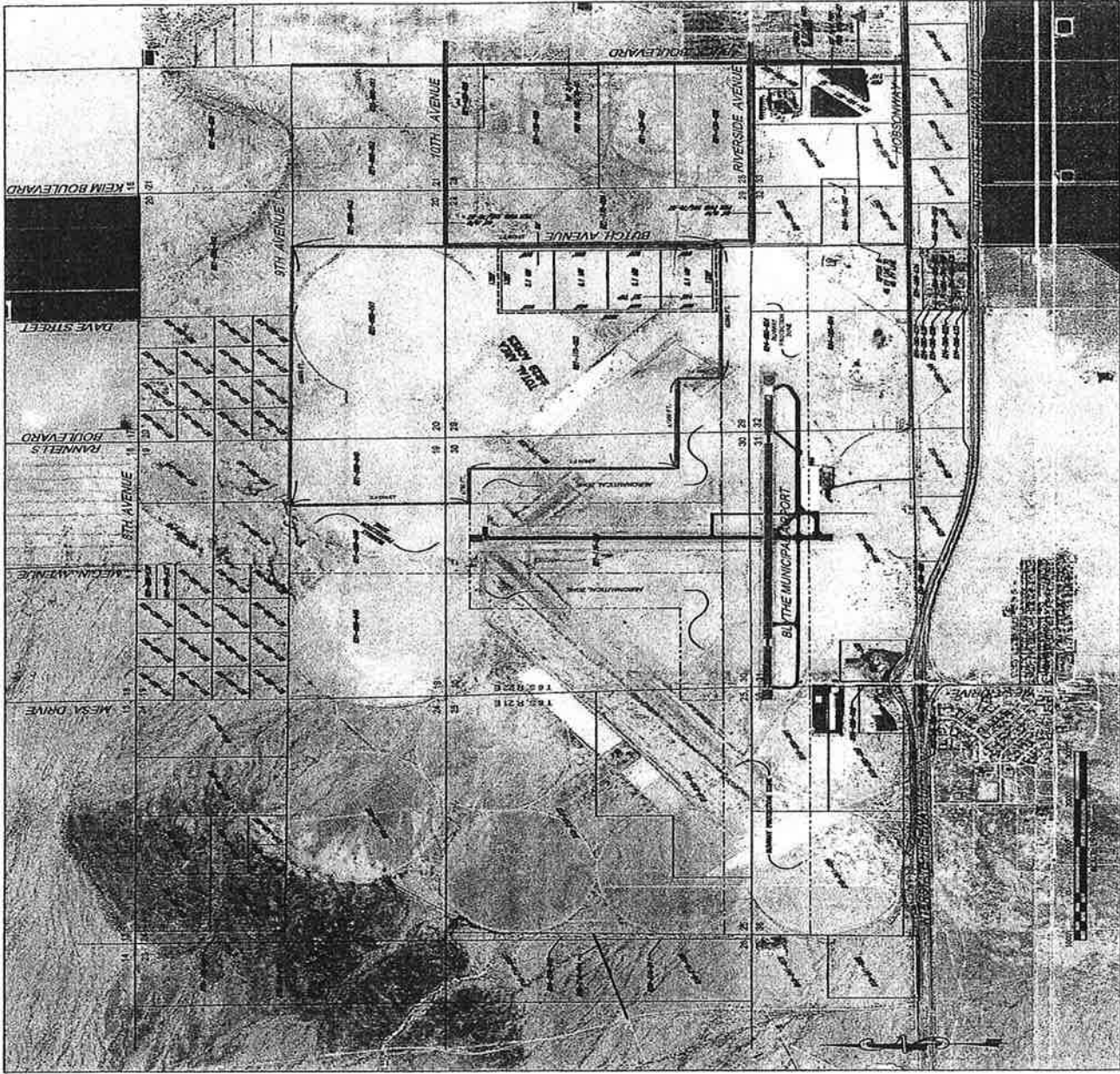
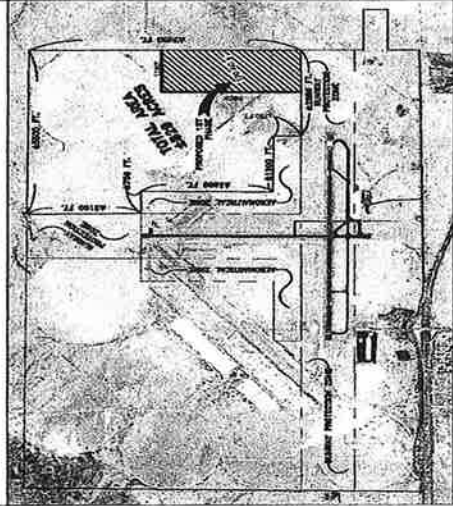
**LEGEND**

- BLT/NE SUBSTATION
- 36 KV LINE
- CONSTRUCTION ACCESS ROAD
- AVENUES & TRANSVERSE
- MAINTENANCE BUILDING
- CHAIN LINK FENCE EXISTING
- GRAVEL STORAGE RESERVINGS
- WATER LINE
- LIGHT

**VICINITY MAP**  
NOT TO SCALE



**LOCATION MAP**  
NOT TO SCALE



**The Holt Group, Inc.**  
ENGINEERING - PLANNING - SURVEYING  
1541 N. Imperial Avenue  
San Diego, California 92124  
U.S. Map 2253 / 43E. 4th  
TEL: 619-594-1100  
FAX: 619-594-1101  
WWW.HOLTGROUP.COM

NO.	REVISIONS	APPROVED	DATE	DESIGN BY:	DATE
				TJL	
				TJL	
				S.E.L.	

ALL DIMENSIONS UNLESS OTHERWISE NOTED. THE ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL PERSON SHALL BE RESPONSIBLE FOR CHECKING AND CORRECTING ANY ERRORS OR OMISSIONS. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



FORWARDED UNDER THE GREAT IMPROVEMENTS ACT:  
 COURT: NOT. P.E.  
 DATE: \_\_\_\_\_  
 ZPD: \_\_\_\_\_  
 A.C.E. NO.: \_\_\_\_\_  
 REC. NO.: \_\_\_\_\_

SHEET CONTENT:  
**U.S. SOLAR - BLYTHE SOLAR 1**  
 SHEET 1 OF 1 SHEETS  
 JOB NO. 1088.001  
 CLIENT: US SOLAR  
 LOCATION: BLYTHE AIRPORT





## RIVERSIDE COUNTY GRAND JURY

(951) 955-8990 OFFICE • (951) 955-8989 FAX

June 28, 2010

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

Subject: 2009-10 Grand Jury Report: City of Blythe Airport

Dear Board Members:

Please note that Penal Code Section 933 et seq., specifies that you respond within ninety days. Further, it specifies that this report be kept **confidential for a minimum of two working days** prior to public release. The contents of this report will be made public after the close of business **June 30, 2010**.

Sincerely,

A handwritten signature in cursive script that reads "John B. Todd".

John B. Todd, Foreperson  
2009-10 Riverside County Grand Jury

JBT:gs  
Attach.