

RESOLUTION NUMBER R- 300852

ADOPTED ON SEP 20 2005

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE CITY MANAGER TO EXECUTE A TWELVE-YEAR LEASE AGREEMENT WITH CLOVERDALE STABLES, INC. FOR THE PROPERTY LOCATED AT 2460 CLOVERDALE ROAD IN THE CITY OF SAN DIEGO.

WHEREAS, the City of San Diego [City] is the owner of 130 acres of property in San Pasqual Valley in the City of San Diego; and

WHEREAS, since 1984, Cloverdale Stables Inc. has leased this property at 2460 Cloverdale Road to provide horse stables, including boarding, training, lessons, team penning, a wholesale tree nursery, and other incidental uses; and

WHEREAS, the City and Cloverdale Stables, Inc. propose to enter into a new lease agreement which contains the City's updated lease provisions including the requirement for a Resource Management Plan and Best Management Practices; and

WHEREAS, the proposed new lease agreement reduces the size of the leasehold from 130 acres to approximately 44.8 acres; and

WHEREAS, the minimum annual rent for the proposed 12-year lease agreement will be \$16,200 paid in advance at \$1,350 monthly and the lease agreement requires the payment of a percentage of the gross receipts to the extent percentage rents exceed minimum rent; and

WHEREAS, the minimum annual rental rate of \$362 per acre is consistent with the \$250-\$400 per acre agricultural rate as recommended by the American Society of Farm Managers,

Rural Appraisers and \$300-\$400 per acre as recommended by the City Acquisition and Valuation Division; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the City Manager is authorized to execute, for and on behalf of the City of San Diego, a 12-year percentage lease agreement with Cloverdale Stables, Inc. for horse stables and a wholesale tree nursery on approximately 44.8 acres in San Pasqual Valley, for a minimum annual rent of \$16,200 paid in advance at \$1,350 monthly, under the terms and conditions set forth in a lease agreement on file in the office of the City Clerk as Document

No. RR- 300852 .

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Elisa A. Cusato  
Deputy City Attorney

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