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



**FROM:** Economic Development Agency      **SUBMITTAL DATE:** August 11, 2003

**SUBJECT:** Adoption of Resolution Number 2003-421, Authorization to Purchase Open Space Land

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

1. Adopt Resolution Number 2003-421, Authorization to Purchase Real Property in the Alberhill area;
2. Approve the Acquisition Agreement for Assessor Parcel Numbers 289-080-006 and 289-080-003;
3. Authorize and direct the Chairman of the Board of Supervisors to execute the agreement and accept the related Grant Deed; and
4. Authorize and direct the Assistant County Executive Officer/EDA or his designee to execute any related purchase documents and to take the necessary actions to complete this transaction.

**BACKGROUND:**

On July 1, 2003, item 3.9, the Board of Supervisors approved Resolution Number 2003-311 giving notice of the County's intention to purchase approximately 443.73 acres of property for preservation of open space in the Alberhill area. (Continued on Page 2)

Bradley J. Hudson  
Assistant County Executive Officer/EDA

BJH:RZ:DML:AMV:BCS:  
FS:\RealProperty\Real Property\MSHCP\03-H-112.frm11.doc

**FINANCIAL DATA:**

CURRENT YEAR COST: \$1,950,000.00, plus escrow fees

NET COUNTY COST: \$0

BUDGET ADJUSTMENT: No

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: \$1,950,000.00 of Ordinance 810 Funds

ANNUAL COST: \$0  
IN CURRENT YEAR BUDGET: yes  
FOR FY: 03/04

**C.E.O. RECOMMENDATIONS:**

**APPROVE**

County Executive Officer Signature:

Department Recommendation:  Consent  Policy  
Per Executive Office:  Consent  Policy

**FORM 11: Adoption of Resolution Number 2003-421, Authorization to Purchase Open Space Land**

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**BACKGROUND CONTINUED:**

The purchase price was confirmed by an appraisal, as the County will not pay more than fair market value. An appraisal was prepared by an independent appraisal firm, hired by the County, to determine the fair market value of the property. The agreed upon purchase price of \$1,950,000.00, which is approximately \$4,400.00 per acre, is nearly twenty percent below the appraised value of the property. Staff recommends the approval of this purchase agreement, which will require the expenditure of \$1,950,000.00 from Ordinance 810 Open Space Funds, plus escrow fees not to exceed \$5,000.00.

The property is located north of Interstate 15 and Lee Lake, adjacent to the Estelle Mountain Reserve, and south of Dawson Canyon.

Public notice of said acquisition was given as provided in Section 6063 of the Government Code.

2 **COUNTY RESOLUTION NO. 2003-421**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE ALBERHILL AREA**  
4 **(First Supervisorial District)**

5 **WHEREAS**, Leo W. and Lois B. Paul, and Robert Leo and Sandra L. Paul,  
6 the property owners, have offered for the sum of \$1,950,000.00 the property shown on  
7 Exhibit "A" attached to this resolution, located in the Alberhill area; and

8 **WHEREAS**, the County has agreed to accept this offer and has given  
9 notice of its intention to purchase pursuant to Government Code 25350, on July 1,  
10 2003; and

11 **WHEREAS**, the Clerk of the Board of Supervisors was directed to give  
12 notice thereof as provided in Section 6063 of the Government Code and said notice has  
13 been given; and

14 **WHEREAS**, the acquisition of this property will assist the County in  
15 providing open space for preservation of wildlife and plant life.

16 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
17 Board of Supervisors of the County of Riverside, in regular session assembled on  
18 August 19, 2003, as follows:

19 1. That the Board of Supervisors hereby finds and declares that the above  
20 recitals are true and correct.

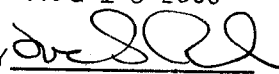
21 2. That the County of Riverside is authorized to purchase real property in the  
22 Alberhill area for a sum of \$1,950,000.00.

23 3. That the Chairman of the Board of Supervisors is hereby authorized to  
24 execute any and all documents necessary to purchase the real property from Leo W.  
25 and Lois B. Paul, and Robert Leo and Sandra L. Paul.

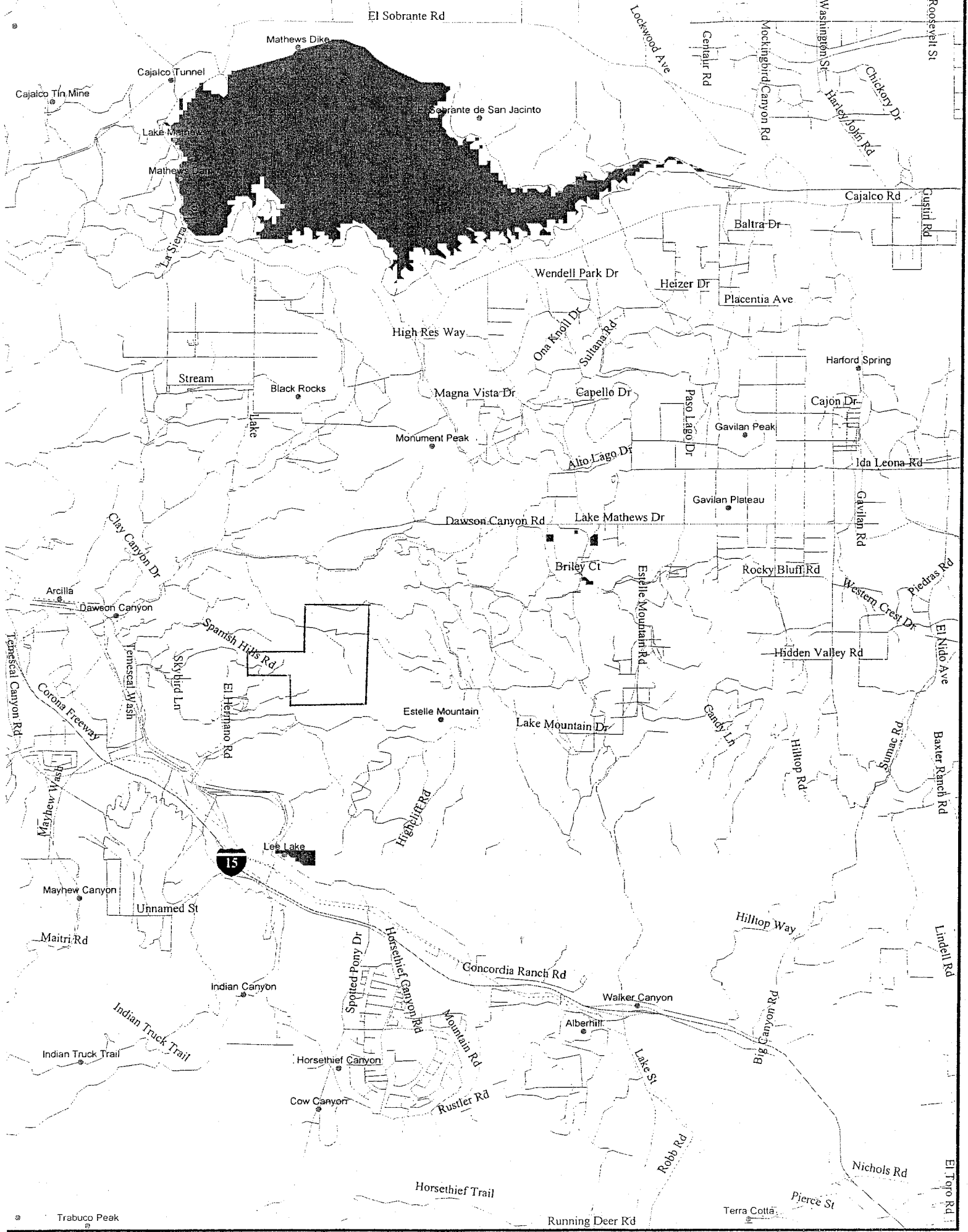
26 4. That the Assistant County Executive Officer/EDA of the County of  
27 Riverside is hereby authorized to take the necessary actions and execute any related  
28 documents to complete this purchase.

///

FORM APPROV.  
COUNTY COUNSEL

AUG 13 2003  
BY   
ASSISTANT COUNTY COUNSEL





Trabuco Peak

Running Deer Rd

Terra Cottá

Pierce St

Nichols Rd

Robb Rd

Horsethief Trail

Rustler Rd

Alberhill

Walker Canyon

Concordia Ranch Rd

Hilltop Way

Hilltop Rd

Baxter Ranch Rd

Lindell Rd

El Toro Rd

Sunmac Rd

Western Crest Dr

Piedras Rd

Hidden Valley Rd

Gandy Ln

Lake Mountain Dr

Highway 15

Estelle Mountain

Rocky Bluff Rd

Briley Ct

Lake Mathews Dr

Dawson Canyon Rd

Gavilan Rd

Harford Spring

Placentia Ave

Heizer Dr

Wendell Park Dr

Baltra Dr

Cajalco Rd

Harley John Rd

Washington St

Centaur Rd

Lockwood Ave

Roosevelt St

Chickory Dr

El Sobrante Rd

Mathews Dike

Sobrante de San Jacinto

Cajalco Tunnel

Cajalco Tin Mine

Lake Mathews

Mathews Canyon

La Sierra

Stream

Black Rocks

High Res Way

Magna Vista Dr

Monument Peak

Capello Dr

Ona Knoll Dr

Sultana Rd

Alto Lago Dr

Paso Lago Dr

Gavilan Plateau

Clay Canyon Dr

Arcilla

Dawson Canyon

Temescal Canyon Rd

Temescal Wash

Skybird Ln

Spanish Hills Rd

El Herrirano Rd

Mayhew Wash

Mayhew Canyon

Unnamed St

Maitri Rd

Indian Canyon

Indian Truck Trail

Indian Truck Trail

Spotted Pony Dr

Horsethief Canyon Rd

Mountain Rd

Horsethief Canyon

Cow Canyon

Big Canyon Rd

Lake St

Nichols Rd

Pierce St

Terra Cottá

Robb Rd

Horsethief Trail

Rustler Rd

Alberhill

Walker Canyon

Concordia Ranch Rd

Hilltop Way

Hilltop Rd

Baxter Ranch Rd

Lindell Rd

El Toro Rd

Sunmac Rd

Western Crest Dr

Piedras Rd

Hidden Valley Rd

Gandy Ln

Lake Mountain Dr

Highway 15

Estelle Mountain

Rocky Bluff Rd

Briley Ct

Lake Mathews Dr

Dawson Canyon Rd

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Mathews Canyon

La Sierra

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Black Rocks

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Monument Peak

Capello Dr

Ona Knoll Dr

Sultana Rd

Alto Lago Dr

Paso Lago Dr

Gavilan Plateau

Clay Canyon Dr

Arcilla

Dawson Canyon

Temescal Canyon Rd

Temescal Wash

Skybird Ln

Spanish Hills Rd

El Herrirano Rd

Mayhew Wash

Mayhew Canyon

Unnamed St

Maitri Rd

Indian Canyon

Indian Truck Trail

Indian Truck Trail

Spotted Pony Dr

Horsethief Canyon Rd

Mountain Rd

Horsethief Canyon

Cow Canyon

Big Canyon Rd

Lake St

Nichols Rd

Pierce St

Terra Cottá

Robb Rd

Horsethief Trail

Rustler Rd

Alberhill

Walker Canyon

Concordia Ranch Rd

Hilltop Way

Hilltop Rd

Baxter Ranch Rd

Lindell Rd

El Toro Rd

Sunmac Rd

Western Crest Dr

Piedras Rd

Hidden Valley Rd

Gandy Ln

Lake Mountain Dr

Highway 15

Estelle Mountain

Rocky Bluff Rd

Briley Ct

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