

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

101



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 5, 2003

**SUBJECT:** Resolution Number 2003-524, Authorization to Purchase Real Property in the Aguanga/Reed Valley area

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

1. Adopt Resolution Number 2003-524, Authorization to Purchase Real Property in the Aguanga/Reed Valley area;
2. Approve the Acquisition Agreement for Assessor Parcel Numbers 571-170-007, 571-170-039, 571-170-040, 571-170-041, 571-170-042 and 581-100-003
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 October 28, 2003, Item #3.13, the Board of Supervisors approved Resolution Number 2003-490 giving notice of the County's intention to purchase approximately 758.67 acres of property for preservation of open space in the Aguanga/Reed Valley area. (Continued on Page 2)

*Bradley J. Hudson*  
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Bradley J. Hudson, Assistant County Executive Officer/EDA

BJH:RZ:DML:AMV:AMG:ag  
F:\Shared\RealProperty\Real Property\MSHCP\03-H-160..frm11.doc

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$2,276,010.00 plus escrow fees	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$0	<b>For Fiscal Year:</b>	03/04

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

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

**County Executive Office Signature** *Bronda King*

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

**Prev. Agn. Ref.:** 10/28/03, #3.13 | **District:** 3 | **Agenda Number:**

**3.21**

**BACKGROUND CONTINUED:**

The purchase price was confirmed by an appraisal report, as the County will not pay more than fair market value. An appraisal report prepared by an independent appraisal firm, both approved by County and Owner to determine the fair market value of the property. County staff reviewed the appraisal for its content and validity. The agreed upon purchase price of \$2,276,010.00, is \$3,000.00 per acre. Staff recommends the approval of this purchase agreement, which will require the expenditure of \$2,276,010.00 from State and Ordinance 810 Funds. County will pay for all buyer escrow fees, and the fees related to the management of the property.

Riverside County Regional Open Space District has estimated the annual property management fee to be \$9,616.28.

The property is located on the west and east sides of Reed Valley Road, just above the intersection of Reed Valley and Wilson Valley Road, in the Aguanga/Reed Valley area.

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

**COUNTY RESOLUTION NO. 2003-524  
AUTHORIZATION TO PURCHASE REAL PROPERTY TO PRESERVE OPEN SPACE  
IN THE AGUANGA/REED VALLEY AREA  
(Third Supervisorial District)**

**WHEREAS**, Jerry B. Geller and Janice M. Geller, Sharon R. Gambill, as Trustee of the Sharon R. Gambill Trust Established September 1, 1999 and William F. Hackenberger, owner, has offered for the sum of \$2,276,010.00 the property shown on Exhibit "A", attached to this resolution, and located in the Aguanga/Reed Valley area; and

**WHEREAS**, the County has agreed to accept this purchase price and has given notice of its intention to purchase pursuant to Government Code 25350, on October 28, 2003; and

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

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

**NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on November 25, 2003, as follows:

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

2. That the County of Riverside is authorized to purchase real property in the Aguanga/Reed Valley area for a sum of \$2,276,010.00.

3. That the Chairman of the Board of Supervisors is hereby authorized to execute any and all documents necessary to purchase the real property from owner.

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

FORM APPROVED  
COUNTY COUNSEL

NOV 10 2003

BY   
ASSISTANT COUNTY COUNSEL

# ZONING

-  Parcels
-  Study Boundaries
-  R-R
-  R-A-10
-  R-A-20
-  W-2-M-5



May 5, 2003

This map was prepared for the City of Cheyenne, Wyoming, by the City of Cheyenne Planning and Zoning Department. The City of Cheyenne Planning and Zoning Department is not responsible for the accuracy of the information shown on this map. The City of Cheyenne Planning and Zoning Department is not responsible for the accuracy of the information shown on this map. The City of Cheyenne Planning and Zoning Department is not responsible for the accuracy of the information shown on this map.

