

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

858



FROM: Economic Development Agency

SUBMITTAL DATE:
January 13, 2004

SUBJECT: Notice of Intent to Purchase Real Property from North Peak Partners, L.P.

RECOMMENDED MOTION: That the Board of Supervisors:

- (1) Approve attached Resolution Number 2004-49, giving Notice of Intention to purchase real property;
- (2) Direct the Assistant County Executive Officer of the Economic Development Agency to prepare and bring back for approval a purchase agreement between the County of Riverside and the affected property owner; and
- (3) Direct the Clerk of the Board to advertise the Notice of the proposed purchase of real property pursuant to Government Code Section 6063.

BACKGROUND: The Economic Development Agency has negotiated the purchase of approximately 112 acres for habitat conservation, at a unit price of \$7,250/acre. The subject property is located north of Highway 74 and east of El Toro Canyon Road in the City of Lake Elsinore. The proposed purchase will be paid from Ordinance 810 funds. The Parks District has estimated that the annual property management costs for the subject property will be approximately \$9,000 per year. The County has appropriated funding to the Parks District for annual management costs. Staff recommends approval of the three motions in this Form 11.

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

BJH:RZ:BJG:AMV:BCS
F:\Shared\RealProperty\Real Property\MSHCP\04-H-003.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,083,940 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2003-2004

SOURCE OF FUNDS: Ordinance 810 funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature *Bronda King*

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

Prev. Agn. Ref.: None | **District:** 1 | **Agenda Number:** 3.18

2 **RESOLUTION NO. 2004-49**

3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY FROM NORTH PEAK**
4 **PARTNERS**
5 **(First Supervisorial District)**

6 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors
7 of the County of Riverside, State of California, that certain real property located within
8 the County of Riverside, State of California, shown on Attachment "A" attached to this
9 resolution, is desired by County for open space preservation purposes and NOTICE IS
10 HEREBY GIVEN that it is the intention of the Board of Supervisors to purchase said real
11 property pursuant to the provisions of Section 25350 of the Government Code upon the
12 following term and conditions:

13 1. The nature of the property to be purchased is vacant, unimproved land,
14 totaling approximately 287.44 acres, located north of Highway 74 and east of El Toro
15 Canyon Road in the City of Lake Elsinore, in the County of Riverside, State of
16 California.

17 2. The seller of the subject property is North Peak Partners.

18 3. The purchase price of the property is \$2,083,940.00.

19 4. The agreement to purchase the property shall be considered by the Board
20 of Supervisors on Tuesday, February 24, 2004, in the meeting room of the Board of
21 Supervisors, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside,
22 California, 92501-3656, at 9:00am., or as soon thereafter as the agenda of the Board
23 permits.

24 IT IS FURTHER RESOLVED that notice of this purchase shall be given pursuant
25 to Section 6063 of the Government Code.

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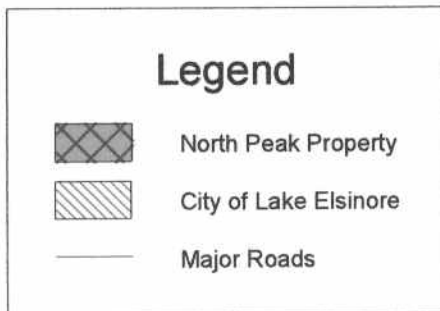
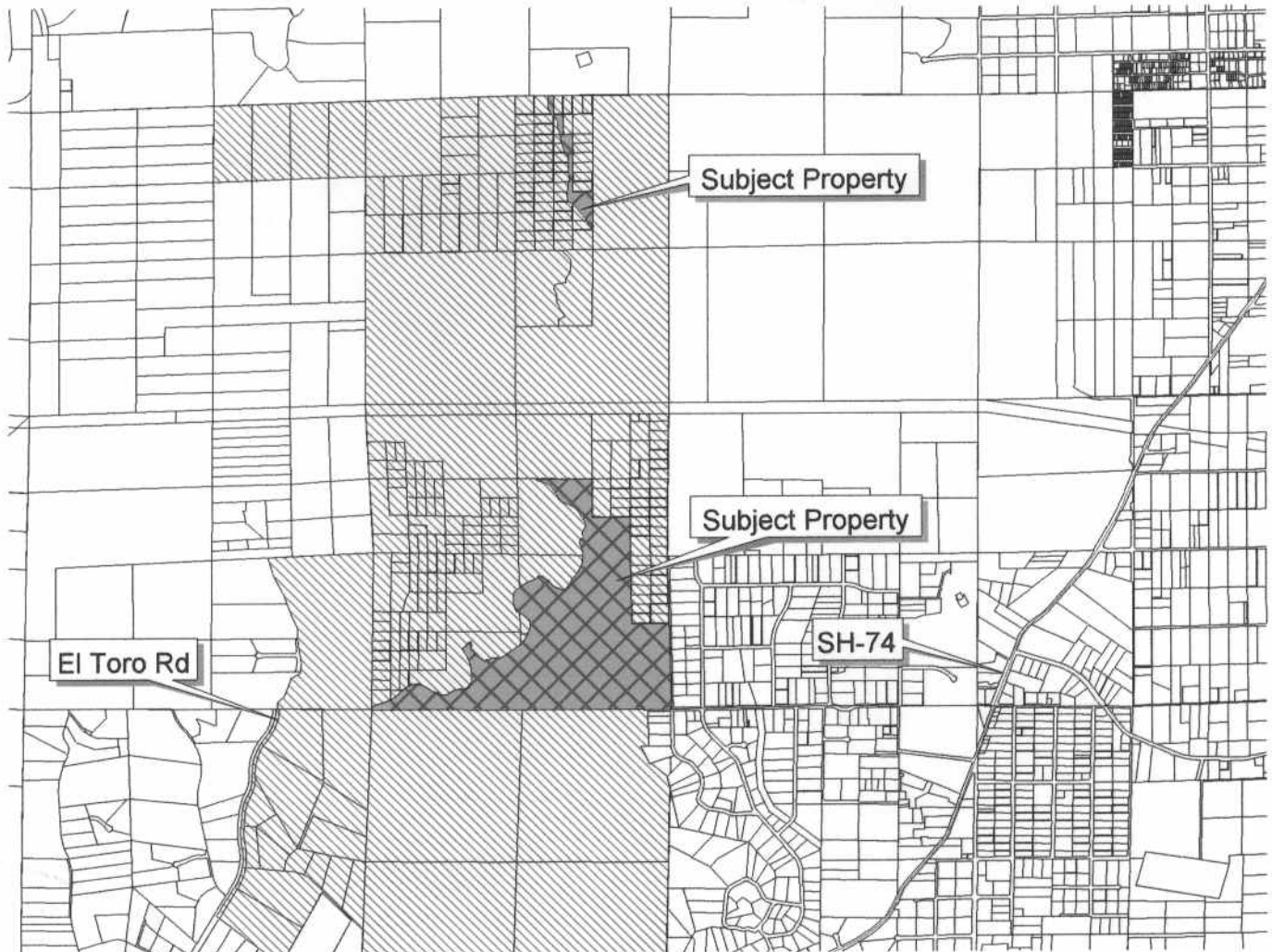
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FORM APPROVED
COUNTY COUNSEL

JAN 15 2004

BY 
ASSISTANT COUNTY COUNSEL

Proposed North Peak Acquisition



This map was made by the Riverside County EDA utilizing Geographic Information System (GIS) technology. Data and information represented on this map is subject to update and modification.