

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

337



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 20, 2004

**SUBJECT:** Adoption of County Resolution Number 2004-203, Authorization to Approve Ordinance No. 810 Fee Credit Agreement.

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

1. Adopt County Resolution No. 2004-203, Authorization to Approve Ordinance No. 810 Fee Credit Agreement for the conveyance of Lot 138 of Tract No. 29228 for open space purposes;
2. Approve the Fee Credit Agreement between the County of Riverside and KB Home Coastal Inc., and authorize the Chairman of the Board of Supervisors to execute the Fee Credit Agreement and the certificate of acceptance on the related grant deed; and
3. Authorize and direct the Assistant County Executive Officer/EDA, or his designee, to take the necessary steps to execute any related documents to complete this transaction.

**BACKGROUND:** On June 5, 2001, the County approved Tentative Tract No. 29228, located within a portion of APN 359-130-080, south of Scott Road and west of Lindenberger Road. KB Home Coastal Inc. has agreed to convey Lot 138 of Tentative Tract No. 29228 to County for open space purposes.  
(continued on next page)

*[Handwritten Signature]*  
Bradley J. Hudson, Assistant County Executive Officer/EDA

BJH:RZ:BJG:AMG:sj  
F:\Shared\RealProperty\Real Property\MSHCP\04-H-036.frm11.doc

|                       |                               |             |                         |
|-----------------------|-------------------------------|-------------|-------------------------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | escrow fees | 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**

County Executive Office Signature *Rhonda King*

- Dept's Recomm.:  Consent  Policy
- Per Exec. Ofc.:  Consent  Policy

RECEIVED RIVERSIDE COUNTY  
OFFICE EXECUTIVE

Prev. Agn. Ref.: \_\_\_\_\_ District: \_\_\_\_\_ Agenda Number: \_\_\_\_\_

**Form 11 – Adoption of County Resolution No. 2004-203, Authorization to Adopt Ordinance No. 810 Fee Credit Agreement.**

**April 20, 2004**

**Page 2**

**BACKGROUND** (continued)

Staff recommends that the County provide a fee credit to KB Home Coastal Inc., pursuant to the provisions of Ordinance No. 810 because the acquisition of the subject property may benefit the MSHCP reserve design. The fee credit is strictly for Tentative Tract No. 29228. The total number of lots for Tentative Tract No. 29228 is 135. The total fee credit shall be \$110,835.00, and each individual lot shall receive a total fee credit not to exceed \$821.00. Lot 138 is approximately 9.04 acres, and shall be dedicated exclusively as open space and the instrument conveying Lot 138 to the County shall contain a provision that precludes the subsequent conveyance of Lot 138 without such a restriction on title.

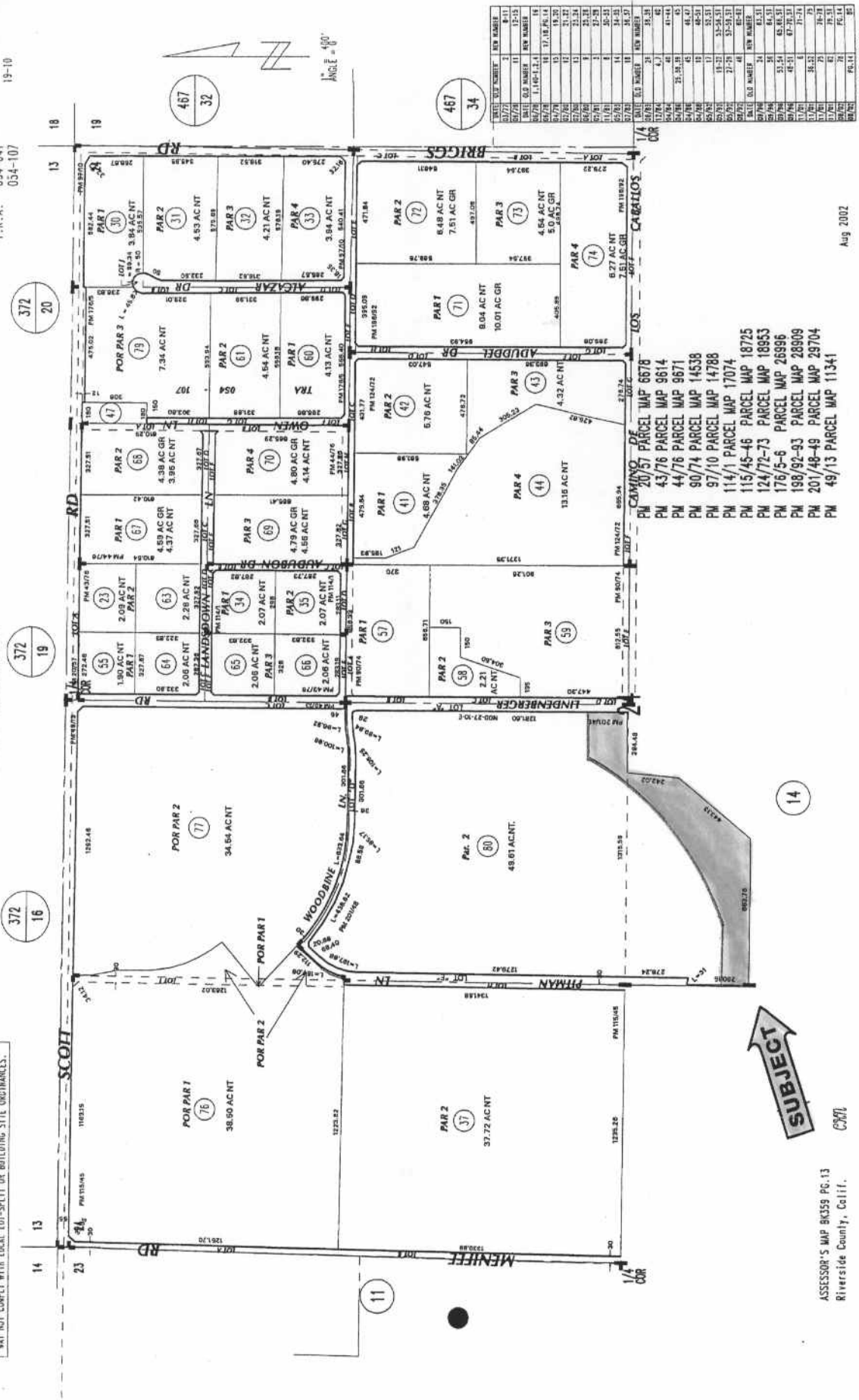
Staff recommends the approval of this fee credit agreement for \$110,835.00, plus escrow fees. The estimated annual property management costs for the subject property shall not exceed \$1,100.00 per year. The County has appropriated funding to the Parks District for the annual management costs.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THIS MAP MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 24 T. 6S., R. 3W

359-13

T. R. A. 054-041  
054-107



- PM 20/51 PARCEL MAP 6676
- PM 43/76 PARCEL MAP 9614
- PM 44/76 PARCEL MAP 9671
- PM 90/74 PARCEL MAP 14538
- PM 97/10 PARCEL MAP 14788
- PM 114/1 PARCEL MAP 17074
- PM 115/45-46 PARCEL MAP 18725
- PM 124/72-73 PARCEL MAP 18953
- PM 176/5-6 PARCEL MAP 26996
- PM 198/92-93 PARCEL MAP 28909
- PM 201/48-49 PARCEL MAP 29704
- PM 49/13 PARCEL MAP 11341

**SUBJECT**

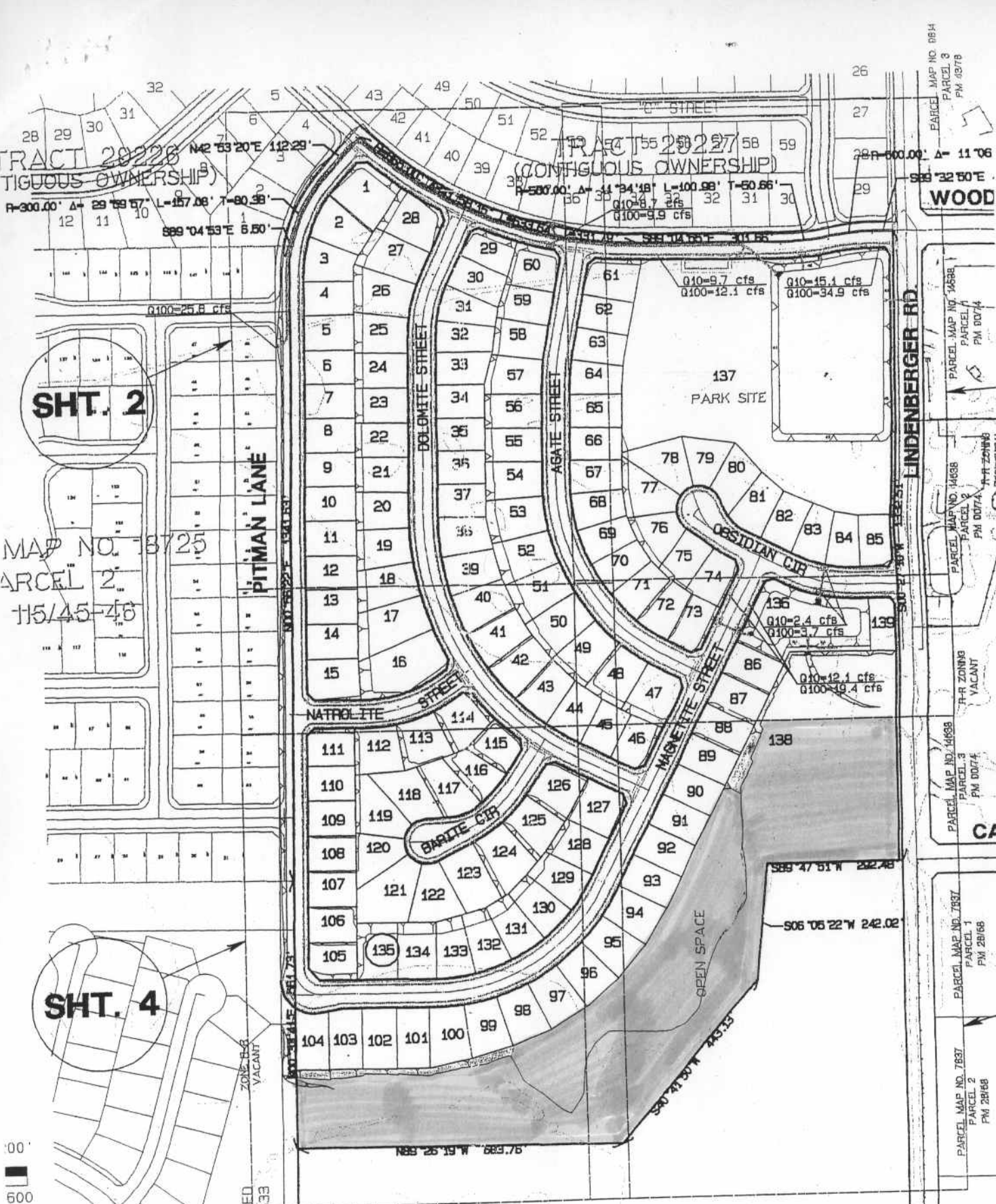
ASSESSOR'S MAP R4359 PG. 13  
Riverside County, Calif.

C&T

Aug 2002

SEP 09 2002

| LOT | NEW NUMBER | NEW NUMBER |
|-----|------------|------------|
| 11  | 8-11       | 8-11       |
| 12  | 11-12      | 11-12      |
| 13  | 11-13      | 11-13      |
| 14  | 11-14      | 11-14      |
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| 100 | 11-100     | 11-100     |



SHT. 2

SHT. 4

MAP NO. 18725  
PARCEL 2  
115/45-46

PHY SOURCE  
AND AERIAL SURVEY

**LEGAL DESCRIPTION**

A PORTION OF PARCEL 2 OF PARCEL MAP 11341, P.M. 49/13-15 TOGETHER WITH PARCEL 1 OF PARCEL MAP 18725, P.M. 115/45-46, RECORDS OF RIVERSIDE COUNTY, CA. LYING WITHIN SECTION 24, T. 20 S. R. 22 W. S. 15 E.

TK 29228

2 **COUNTY RESOLUTION NO. 2004-203**  
3 **AUTHORIZATION TO APPROVE ORDINANCE NO. 810 FEE CREDIT AGREEMENT**  
4 **BETWEEN COUNTY OF RIVERSIDE AND KB HOME COASTAL INC.**  
5 **(Third Supervisorial District)**

6 **WHEREAS**, On June 2001, the County approved Tentative Tract No. 29228, on  
7 certain land, located within a portion of APN 359-130-080, south of Scott Road and west  
8 of Lindenberger Road, in the unincorporated area of Riverside County; and

9 **WHEREAS**, KB Home Coastal Inc. proposes to convey Lot 138 of Tentative  
10 Tract No. 29228 to County for open space purposes; and

11 **WHEREAS**, KB Home Coastal Inc. seeks fee credit pursuant to Ordinance No.  
12 810 for the proposed conveyance of Lot 138; and

13 **WHEREAS**, the County has agreed to accept the conveyance of Lot 138 of  
14 Tentative Tract No. 29228; and

15 **WHEREAS**, the County has agreed to provide KB Home Coastal, Inc. fee credit  
16 for the conveyance of Lot 138, pursuant to the provisions of Ordinance No. 810; and

17 **WHEREAS**, the conveyance of this property will assist the County in providing  
18 open space for use and enjoyment by the residents of Riverside County.

19 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
20 Board of Supervisors of the County of Riverside, State of California, in regular session  
21 assembled on May 4, 2004, as follows:

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

24 2. That the County consents to the conveyance of Lot 138 of Tentative Tract  
25 No.29228 described on Exhibit "A", attached hereto and by this reference incorporated  
26 herein.

27 3. That KB Home Coastal Inc. shall receive fee credit of \$110,835.00 for the  
28 conveyance of Lot 138 of Tentative Tract No. 29228 to County.

4. That the Chairman of the Board of Supervisors is hereby authorized to

1 execute any and all documents necessary for the conveyance of Lot 138 of Tentative  
2 Tract No. 29228 from KB Home Coastal Inc. to County.

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

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FORM APPROVED  
COUNTY COUNSEL  
APR 21 2004  
BY Karin Watts Bazán