

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

144



FROM: Economic Development Agency

SUBMITTAL DATE:
June 14, 2004

SUBJECT: Adoption of Resolution Number 2004-303 Authorization to Purchase Real Property in the French Valley area.

RECOMMENDED MOTION: That the Board of Supervisors:

- (1) Adopt Resolution Number 2004-303, Authorization to Purchase Real Property from David W. Ledbetter and Irene C. Ledbetter and Mary Ellen Milholland;
- (2) Approve the Acquisition Agreement between the County of Riverside and the property owners, and authorize the Chairman to execute the 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 execute any related purchase documents and to take the necessary actions to complete this transaction.

BACKGROUND: On May 25, 2004, item #3.11, the Board of Supervisors approved Resolution Number 2004-303 giving notice of the County's intention to purchase approximately 40 acres of property for conservation of open space in the French Valley area. The Economic Development Agency negotiated the purchase of approximately 40 acres for habitat conservation, for \$1,000,000.00. 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 to determine the fair market value of the property.

Bradley J. Hudson

Bradley J. Hudson, Assistant County Executive Officer/EDA

BJH:RZ:BB:BCS
F:\Shared\RealProperty\Real Property\MSHCP\04-H- 072 .frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000.00 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: \$250,000.00 of Ordinance 810 funds, \$250,000.00 of State EEM funds, and \$500,000.00 of Federal Section 6 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

COUNTY OF RIVERSIDE
OFFICE EXECUTIVE

RECEIVED STATEWIDE COUNTY

Prev. Agn. Ref.: 05/25/04, 3.11

District: 3

Agenda Number:

3.14

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

Departmental Concurrence

**Form 11 – Adoption of County Resolution No. 2004-303, Authorization to Purchase Real
Property in the French Valley area.**

June 14, 2004

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BACKGROUND (continued)

Staff recommends the approval of this purchase agreement, which will require the expenditure of \$250,000.00 from Ordinance 810 Open Space Funds, plus escrow fees not to exceed \$5,000.00.

The subject property is located in the French Valley area of Riverside County.

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

2 COUNTY RESOLUTION NO. 2004-303
3 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
4 FRENCH VALLEY AREA
(Third Supervisorial District)

5 WHEREAS, David W. Ledbetter and Irene C. Ledbetter and Mary Ellen
6 Milholland, the property owners, have offered for the sum of \$1,000,000.00 the property
7 shown on Exhibit "A" attached to this resolution, located in the French Valley 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 May 25,
10 2004; 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 conservation 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 June
18 22, 2004, 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 French Valley area of Riverside County for the sum of \$1,000,000.00.

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.

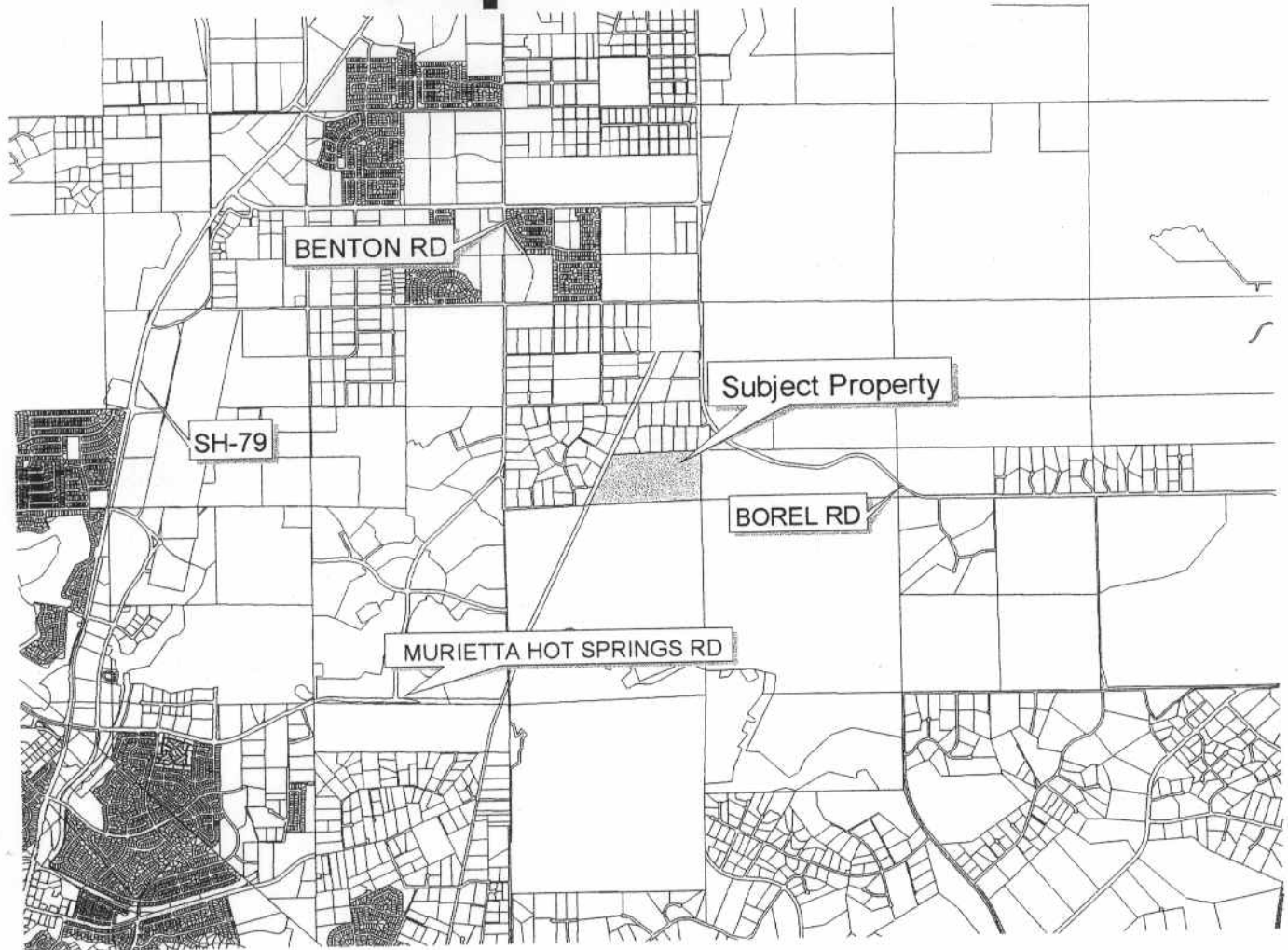
25 4. That the Assistant County Executive Officer/EDA of the County of
26 Riverside is hereby authorized to take the necessary actions and execute any related
27 documents to complete this purchase.

28 FORM APPROVED
COUNTY COUNSEL


JUN 14 2004

BY 
ASSISTANT COUNTY COUNSEL

Proposed Ledbetter Acquisition



Legend

 Ledbetter Property



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