

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

457



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
October 7, 2004

**SUBJECT:** Adoption of Resolution Number 2004-461, First Amendment to Acquisition Agreement

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

- (1) Approve attached Resolution Number 2004-461, which authorizes an amendment to the Board approved Acquisition Agreement, resulting in a reduction in the acreage to be acquired and the total purchase price;
- (2) Approve the attached First Amendment to the Acquisition Agreement between the County of Riverside and Jerry B. Geller and Janice M. Geller and William F. Hackenberger, and authorize the Chairman to execute the First Amendment to Acquisition Agreement; and
- (3) Authorize and direct the Assistant County Executive Officer/EDA his or designee to execute any and all related documents and to take the necessary actions to complete this transaction.

**BACKGROUND:** On November 25, 2003, item # 3.21, the Board of Supervisors authorized the purchase of 758.67 acres at a sales price of \$2,276,010.00 memorialized in an Acquisition Agreement between the County of Riverside and Jerry B. Geller, and Janice M. Geller, and Sharon R. Gambill and William F. Hackenberger. Subsequent to the execution of the Acquisition Agreement, buyer and seller mutually agreed to reduce the acreage of the transaction. (continued on next page)

*Robin Zimpf*

BJH:RZ:BCS:io

S:\RealProperty\Real Property\MSHCP\04-H-149.frm11.doc

Bradley J. Hudson

Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 500,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2004-05

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:**

SOURCE OF FUNDS: \$250,000.00 Ordinance 810 funds, \$250,000.00 State Parks Grant 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 *Rhonda King*

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

Prev. Agn. Ref.: 11/25/03, 3.21

District: 3

Agenda Number:

**3.16**

Background (continued):

The Parks District has estimated that the annual property management costs for the subject property shall not exceed \$10,000.00 per year. The County has appropriated funding to the Parks District for annual management costs.

Therefore, the County will be acquiring 166.43 acres, rather than 758.67 acres, at the same price per/acre (\$3,000.00), resulting in a total purchase price of \$500,000.00. Staff recommends the approval of this Amendment. The Western Riverside County Regional Conservation Authority is aware of this proposed transaction and also recommends approval. .

2 **COUNTY RESOLUTION NO. 2004-461**  
3 **FIRST AMENDMENT TO ACQUISITION AGREEMENT**  
4 **(Third Supervisorial District)**

5 **WHEREAS**, the County and Jerry B. Geller and Janice M. Geller and  
6 William F. Hackenberger, agree to amend the Acquisition Agreement, Board approved  
7 on 11/25/03, item #3.21;

8 **WHEREAS**, the County and Jerry B. Geller and Janice M. Geller and  
9 William F. Hackenberger agree to reduce the acreage to be acquired from 758.67 acres  
10 to 166.43 acres (shown on Exhibit "A"), thus resulting in a reduction in purchase price  
11 from \$2,276,010.00 to \$500,000.00;

12 **WHEREAS**, the County and Jerry B. Geller and Janice M. Geller and  
13 William F. Hackenberger mutually agree that no other changes are to be incorporated  
14 than those explicitly depicted in this Amendment;

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

17 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
18 Board of Supervisors of the County of Riverside, in regular session assembled on  
19 October 19, 2004, as follows:

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

22 2. That the County of Riverside is authorized to purchase real property in the  
23 Aguanga area of Riverside County for a sum of \$500,000.00.

24 3. That the Chairman of the Board of Supervisors is hereby authorized to  
25 execute any and all documents necessary to purchase the real property from Jerry B.  
26 Geller and Janice M. Geller and William F. Hackenberger.

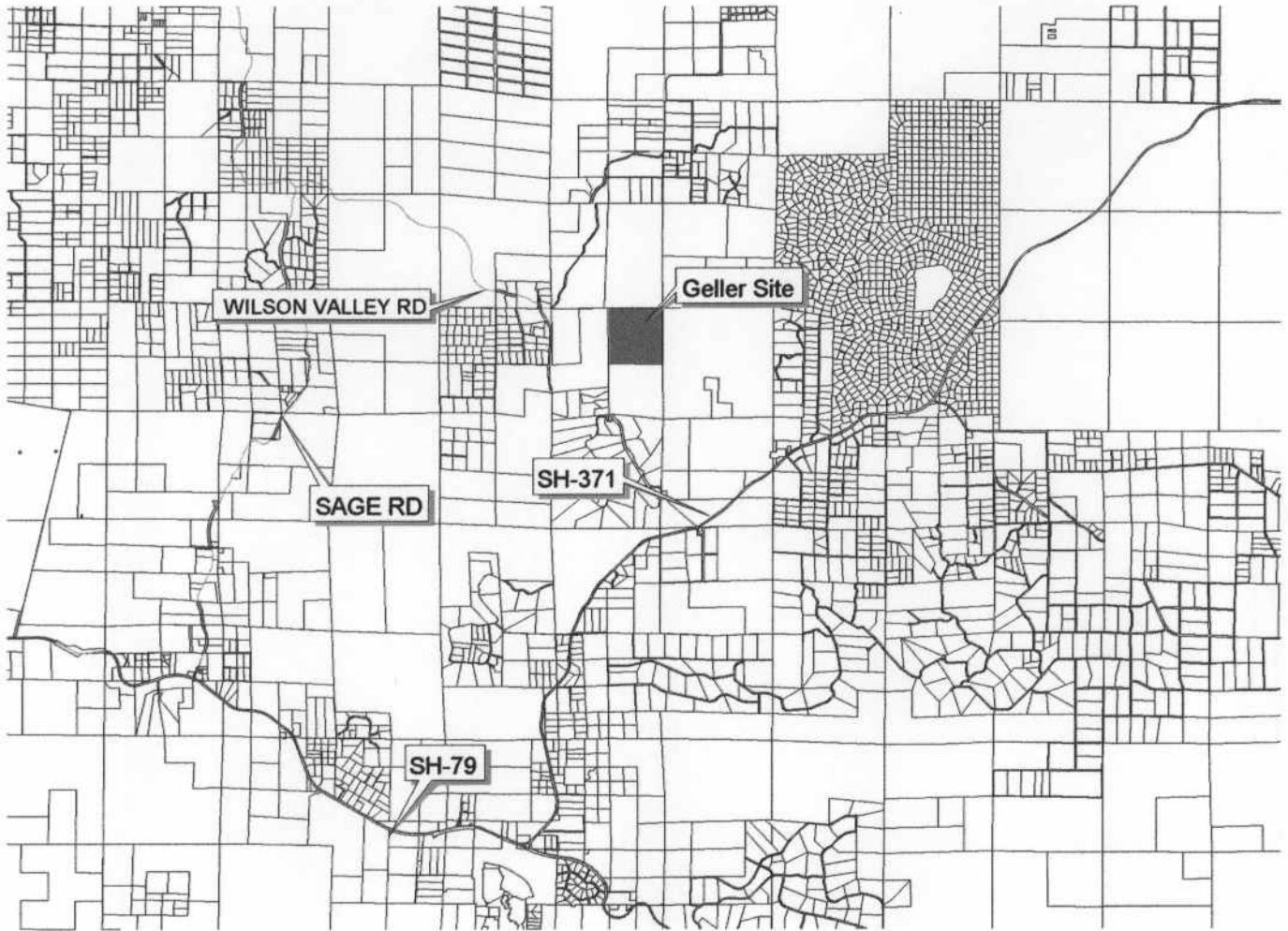
27 4. That the Assistant County Executive Officer/EDA of the County of  
28 Riverside is hereby authorized to take the necessary actions and execute any related  
documents to complete this purchase.

FORM APPROVED  
COUNTY COUNSEL

OCT 05 2004

BY   
ASSISTANT COUNTY COUNSEL

# Proposed Geller Acquisition



-  Geller.shp
-  Major roads.shp
-  Parcels in 3rd district.shp



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.

**EXHIBIT A**