

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

244



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 17, 2006

**SUBJECT:** Resolution No. 2006-363, Notice of Intention to Purchase Real Property – APN's 413-140-015, 413-140-016 and 413-140-027.

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

1. Approve Resolution No. 2006-363, Notice of Intention to Purchase Real Property – APN's 413-140-015, 413-140-016 and 413-140-027 to Accommodate Development Land Banking; and
2. Authorize the Department of Facilities Management to expend approximately \$20,000 in Capital Improvement Program (CIP) funds to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, a hazardous materials survey, and other miscellaneous studies.

(Continued on Page 2)

*Robert Field*  
\_\_\_\_\_

Robert Field, Director  
Department of Facilities Management

RF:JRF:dl  
10.203

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$1,028,000.00	<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: 07/08</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07

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

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

County Executive Office Signature

*Jerry D. Burch*  
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- Consent
- Policy
- Consent
- Policy

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

FORM APPROVED  
COUNTY COUNSEL

AUG 17 2006  
BY *[Signature]*

Reviewed by  
CIP TEAM  
*[Signature]*

BOARD OF SUPERVISORS

Form 11: Resolution No. 2006-363, Notice of Intention to Purchase Real Property –  
APN's 413-140-015, 413-140-016 and 413-140-027.

August 17, 2006

Page 2

**BACKGROUND:** Facilities Management proposes to purchase approximately 160.52 acres located on Ironwood Avenue just east of Theodore Street for an amount not to exceed \$1,000,000 from the seller, Agua Mansa Properties, Inc., together with typical estimated transaction costs of approximately \$8,000 to cover escrow, title, and other associated transaction fees and \$20,000 to complete due diligence on the property (e.g. appraisal costs, hazardous materials survey, and miscellaneous studies). Facilities Management intends to seek voluntary sale and purchase of two adjacent parcels totaling less than 10 acres which are located between the subject property and Ironwood Avenue.

The subject property is located on the access road for County Waste Management's Badlands Land Fill. The purchase permits road safety related road widening for truck traffic entering and leaving the land fill. More importantly, in a time of rising land values, the opportunity for the County to purchase a large tract of semi-improved land buffered from residential uses for \$6,250/acre is unique, as it creates an endowment similar to that provided in years past by the County Farm and Indio Date Festival governmental campuses.

Final purchase price of the property will be based upon an appraisal to be obtained by the Department of Facilities Management.

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3 RESOLUTION NO. 2006-363  
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY  
5 APNs: 413-140-015, 413-140-016 and 413-140-027

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
7 County of Riverside in regular session assembled on August 29, 2006, and NOTICE IS  
8 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board (at its  
9 public meeting on September 26, 2006 at 9:00 a.m. in the meeting room of the Board of  
10 Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
11 Riverside, California intends to authorize a transaction in which the County of Riverside will  
12 purchase (from Agua Mansa Properties, Inc.) certain real properties located in the  
13 unincorporated area east of the city of Moreno Valley near the corner of Ironwood Avenue  
14 and Theodore Street, in the County of Riverside, State of California, identified by Riverside  
15 County Assessor's Parcel Numbers 413-140-016, 413-140-015 and 413-140-027, more  
16 particularly described in Exhibit "A" attached hereto and thereby made a part hereof,  
17 consisting of three separate, legal and contiguous lots totaling approximately 158 acres at a  
18 purchase price not to exceed one million dollars (\$1,000,000.00), plus miscellaneous due  
19 diligence and escrow closing costs in the approximate amount of eight thousand dollars  
20 (\$8,000.00).

21 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased  
22 is necessary for use by the County of Riverside for development land banking on behalf of  
23 the Department of Facilities Management.

24 BE IT FURTHER RESOLVED AND DETERMINED, that the Department of Facilities  
25 Management is to expend approximately \$20,000 in Capital Improvement Project (CIP) funds  
to complete due diligence on the property, consisting of a preliminary title report, appraisal  
costs, a hazardous materials survey, and miscellaneous other studies as deemed necessary.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
Supervisors is directed to give notice hereof as provided in Section 6063 of the Government  
Code.

1 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department  
2 of Facilities Management, or his designee, is authorized to execute the necessary documents  
to complete this purchase of real property.

JRF:dl  
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FORM APPROVED  
COUNTY COUNSEL

AUG 17 2006

BY 

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, AND LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

EB 24 2005

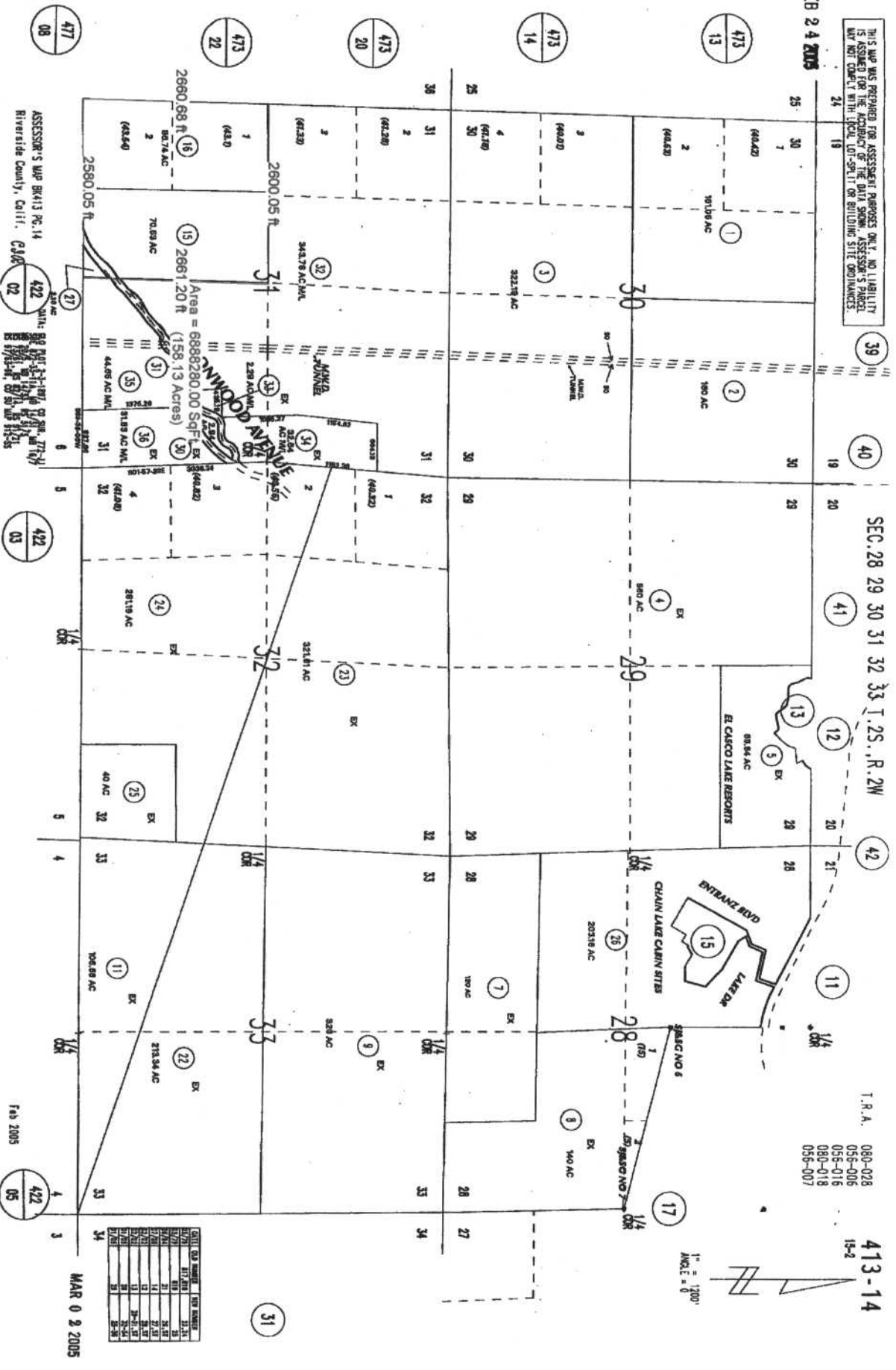
SEC. 28 29 30 31 32 33 T. 25. R. 2W

T.R.A.

080-028  
056-006  
056-016  
080-018  
056-007

413-14  
14-2

1" = 1200'  
ANGLE = 0°



ASSESSOR'S MAP BK413 PG. 14  
Riverside County, Calif. C340  
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MAR 0 2 2005

EXHIBIT "A"