



MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

Larry Parrish
County Executive Officer

September 21, 2006

TO: Nancy Romero
Clerk of the Board

FROM: Ken Mohr, Assistant CEO

RE: CONTINUANCE

Please continue the following item to October 17, 2006:

Resolution 2006-363, Purchase Real Property (3.35 – 8/29/06)

**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, Director
Department of Facilities Management

RF:JRF:d
10.203

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,028,000.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ -0-	For Fiscal Year:	06/07

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Wilson and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Wilson
 Nays: None
 Absent: Ashley
 Date: August 29, 2006
 xc: Facil. Mgmt., CIP, Co.Co., Auditor

Nancy Romero
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

COUNTY COUNSEL
 AUG 17 2006
 BY:

Reviewed by
 CIP TEAM

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

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 1st 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
3 to complete this purchase of real property.

JRF:dl
8/16/06
025EO
10.196

5 ROLL CALL:

6 Ayes: Buster, Tavaglione, Stone and Wilson
7 Nays: None
8 Absent: Ashley

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21 FORM APPROVED
COUNTY COUNSEL

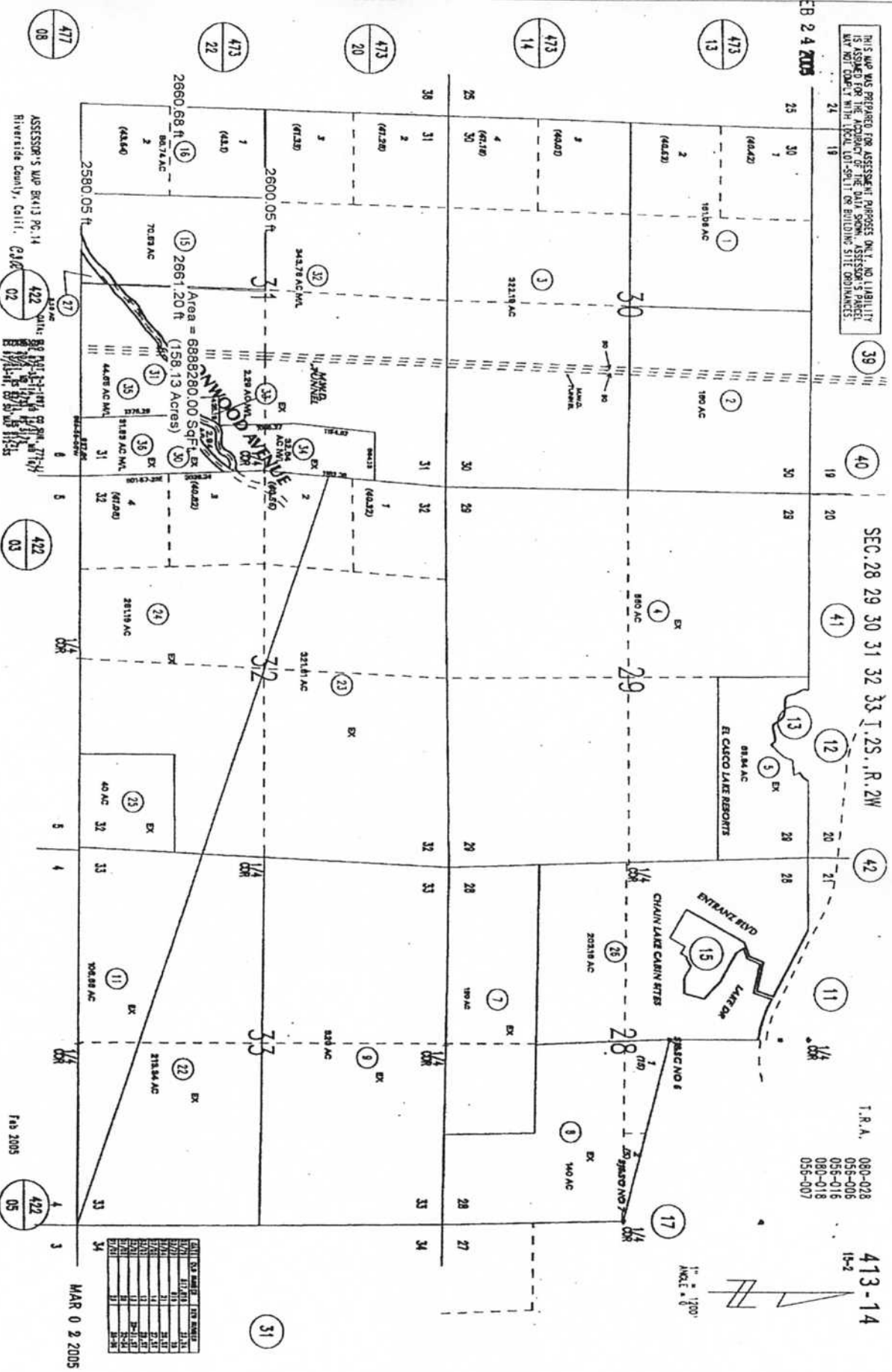
22 AUG 17 2006

23 The foregoing is certified to be a true copy of a
24 resolution duly adopted by said Board of Supervisors
on the date therein set forth.

NANCY ROMERO, Clerk of said Board

25 By  Deputy

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT CORRECT WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



ASSESSOR'S MAP BK413 PG.14
Riverside County, Calif. CAD# 02

422 03

Feb 2005

422 05

MAR 02 2005

LOT	ACRES	AREA	PERCENT
1	1.00	1.00	0.01
2	1.00	1.00	0.01
3	1.00	1.00	0.01
4	1.00	1.00	0.01
5	1.00	1.00	0.01
6	1.00	1.00	0.01
7	1.00	1.00	0.01
8	1.00	1.00	0.01
9	1.00	1.00	0.01
10	1.00	1.00	0.01
11	1.00	1.00	0.01
12	1.00	1.00	0.01
13	1.00	1.00	0.01
14	1.00	1.00	0.01
15	1.00	1.00	0.01
16	1.00	1.00	0.01
17	1.00	1.00	0.01
18	1.00	1.00	0.01
19	1.00	1.00	0.01
20	1.00	1.00	0.01
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44	1.00	1.00	0.01
45	1.00	1.00	0.01
46	1.00	1.00	0.01
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54	1.00	1.00	0.01
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63	1.00	1.00	0.01
64	1.00	1.00	0.01
65	1.00	1.00	0.01
66	1.00	1.00	0.01
67	1.00	1.00	0.01
68	1.00	1.00	0.01
69	1.00	1.00	0.01
70	1.00	1.00	0.01
71	1.00	1.00	0.01
72	1.00	1.00	0.01
73	1.00	1.00	0.01
74	1.00	1.00	0.01
75	1.00	1.00	0.01
76	1.00	1.00	0.01
77	1.00	1.00	0.01
78	1.00	1.00	0.01
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88	1.00	1.00	0.01
89	1.00	1.00	0.01
90	1.00	1.00	0.01
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94	1.00	1.00	0.01
95	1.00	1.00	0.01
96	1.00	1.00	0.01
97	1.00	1.00	0.01
98	1.00	1.00	0.01
99	1.00	1.00	0.01
100	1.00	1.00	0.01

T.R.A. 080-028
055-005
055-016
080-018
055-007

413-14
15-2

1" = 1200'
ANGLE = 0°

EXHIBIT "A"