



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

FROM: Economic Development Agency

SUBMITTAL DATE:
December 6, 2006

SUBJECT: Resolution No. 2006-468, Authorization to Purchase an Easement for Access within APNs 421-020-001, 421-020-006, 421-030-003, 421-030-004 and 421-030-005.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2006-468, Authorization to Purchase an Easement for Access within Assessor's Parcel Numbers: 421-020-001, 421-020-006, 421-030-003, 421-030-004 and 421-030-005;
2. Authorize and direct the Assistant County Executive Officer/EDA or designee to approve the purchase price based on the appraisal, to execute the acquisition agreement, and to execute any other related documents necessary to complete this transaction.

BACKGROUND: On November 2, 2004, as Minute order No. 3.5, the Board of Supervisors approved Resolution Number 2004-488 giving authorization to enter into an option to purchase and allocated the funds for the purchase of a 2,668-acre property in the Badlands area from the Lockheed Martin Corporation. On August 1, 2006, Agenda Item Number A.1, the Board authorized the Assistant County Executive Officer/EDA to exercise the Option to Purchase and approved the Purchase and Sale Agreement with the Lockheed Martin Corporation. (continued on next page)

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[Signature]
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 60,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: General Fund

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVED
[Signature]

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dept F
Per Exec. Ofc.:
m.:

Prev. Agn. Ref.: 10/5/04, 3.8; 11/2/04, 3.5; 8/1/06, A.1

District: 5

Agenda Number:

3.19
Form 11 (Rev 06/2003)

COUNTY CC 'SEL
DEC 18 2006

Departmental Concurrence

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BACKGROUND (continued):

A requirement of the purchase is that an easement be obtained for the County and for Lockheed until their remediation efforts are completed.

The Economic Development Agency has negotiated the purchase of an access easement over Assessor's Parcel Numbers 421-020-001, 421-020-006, 421-030-003, 421-030-004 and 421-030-005 from CRV - SC Beaumont Partners, LP for \$50,000, plus an additional \$10,000 to cover escrow, title, appraisal and environmental fees for the property. The purchase of this easement will allow for access.

The County had originally planned to negotiate a purchase of 168.28 acres from the CRV-SC Beaumont Partners, LP which included the access easement. Because the City of Beaumont required that the property be donated for open space as a condition of development for a single family housing development project that the owners are pursuing in the City of Beaumont, it is not necessary to purchase the whole property but just an easement for access.

An appraisal of the access easement is currently being completed and the final price for the easement will be based on the value of that appraisal.

A Notice of Intent to Purchase the property has been published in the *Press Enterprise* as required by Government Code 6063, and a proof of publication will be supplied to the Clerk of the Board.

APPROVED BY:	DATE:
<i>[Signature]</i>	12/06/06
APPROVED BY:	DATE:
APPROVED BY:	DATE:
APPROVED BY:	DATE:

RECOMMENDATION:

APPROVED BY:

APPROVED BY:

APPROVED BY:

1 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

2 **COUNTY RESOLUTION NO. 2006-468**
3 **AUTHORIZATION TO PURCHASE AN EASEMENT FOR ACCESS WITHIN**
4 **ACCESSOR'S PARCEL NUMBERS 421-080-001, 422-220-018, 422-240-003,**
5 **421-190-001 AND 421-190-007**
6 **(Fifth Supervisorial District)**

7 **WHEREAS**, the County of Riverside, by and through the Economic
8 Development Agency, hereinafter referred to as the "County," was authorized by the
9 Board of Supervisors to purchase the property known as the Laborde Canyon Lockheed
10 Martin, Inc. Property, hereinafter referred to as "Lockheed Property", known as
11 Assessors's Parcel Numbers: 421-080-001, 422-220-018, 422-240-003, 421-190-001,
12 and 421-190-007 on November 2, 2004, Minute Order 3.5., and

13 **WHEREAS**, the purchase of the Lockheed Property was contingent upon the
14 County acquiring access to the property, and

15 **WHEREAS**, the County has identified a proposed route for access to and from
16 the Lockheed Property; and

17 **WHEREAS**, in order to secure access through the proposed route it is necessary
18 to acquire an appurtenant easement on APNs 421-020-001, 421-020-006, 421-030-004,
19 421-030-003 and 421-030-005, collectively referred to as the "Property"; and

20 **WHEREAS**, the County has negotiated a purchase price of approximately
21 **\$50,000**, based on an appraisal justifying the amount, hereinafter referred to as the
22 "Purchase Price," for the acquisition of the Property; and

23 **WHEREAS**, the nonpossessory right in the Property, more particularly described
24 in Exhibit "A," attached hereto, will secure needed permanent access to and from the
25 Lockheed Property; and

26 **WHEREAS**, in the event the County engages in actions which potentially result in
27 a direct physical change in the environment or a reasonably foreseeable indirect
28 physical change in the environment, County understands and agrees to fully comply
with the California Environmental Quality Act prior to such actions.

BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of

1 Supervisors of the County of Riverside, State of California, in regular session

2 assembled on December 19, 2006, as follows:

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

5 2. That the County of Riverside is authorized to purchase said interest in real
6 property located in the unincorporated area just outside the Beaumont city limits,
7 County of Riverside.

8 3. That the Assistant County Executive Officer/EDA or designee is hereby
9 authorized to approve the purchase price based on the final appraisal, execute the
10 acquisition agreement and to take the necessary actions and execute any related
11 documents to complete this purchase.

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FORM APPROVED
COUNTY COUNSEL
DEC 18 2006

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