

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



493

FROM: Economic Development Agency

SUBMITTAL DATE:
February 16, 2007

SUBJECT: Adoption of County Resolution No. 2007-014, Authorization to Purchase Real Property in the Glen Avon Area for the Transportation Yard Relocation Project – Dist 2, Portion of APN 167-110-029.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2007-014, Authorization to Purchase Real Property in the unincorporated area of Glen Avon, County of Riverside;
2. Approve and authorize the Chairman of the Board of Supervisors to execute the Acquisition Agreement for the purchase of a portion of Assessor's Parcel Number 167-110-029 between Bechler Corp, a California Corporation, Carpenter Trust dated February 18, 1998, Oltmans Investments Company, LLC and the County of Riverside;
3. Authorize the Assistant County Executive Officer/EDA or designee to execute and take all necessary steps to implement the Agreement including signing subsequent, necessary related documents;
4. Approve the use of up to \$4,140,110n County Capital Improvement Program funds for the Glen Avon Transportation Yard as needed, pursuant to contracts and billings for land acquisition.

(RECOMMENDED MOTION continued on Page 2)

RZ:JC:DL:TE:JMP:RFD:TK:kh
S:\RealProperty\Real Property\DIST2\07-2-014.fm11.doc

Robin Zimpfer
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA

Current F.Y. Total Cost:	\$5,013,184	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
Annual Net County Cost:	\$0	For Fiscal Year:	06/07

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:

SOURCE OF FUNDS: Development Impact Fees (DIF) and County Capital Improvement Program Funds (CIP)	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

John M. [Signature]

COUNTY COUNSEL

FEB 16 2007

Departmental Concurrence

Policy
 Policy
 Consent
 Consent

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

February 16, 2007

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RECOMMENDED MOTION (continued):

5. Direct the Executive Office to transfer up to \$873,074 from Development Impact Fees (DIF) for the funds noted above to the Riverside County Economic Development Agency as needed, pursuant to contracts and billings received for costs associated with the Glen Avon Transportation Yard; and
6. Authorize the use of DIF for costs associated with the Glen Avon Transportation Maintenance Yard up to:
 - a) \$595,450 of Fund 30507
 - b) \$130,418 of Fund 30509;
 - c) \$85,932 of Fund 30514; and
 - d) \$61,274 of Fund 30513.

BACKGROUND: On January 30, 2007, Item 3.17, the Board approved the Notice of Intent to Purchase the property known as a portion of Assessor's Parcel Number 167-110-029, consisting of 10.43 acres of vacant land located just south of Galena Street and Brookhollow Circle in Glen Avon. This property will be used for the new Transportation Yard facility which is currently operating as the Pedley Yard at Clay Street and Van Buren Avenue. The relocation by Transportation will enable the Western Riverside County Animal Shelter to move from its current undersized facility located on Wilderness Avenue to the current location of the Transportation Yard on Clay Street and Van Buren Avenue.

Agency staff has successfully negotiated the acquisition of the property at the purchase price of \$5,000,000 based on an independent fee appraisal report, consistent with property values in the Glen Avon Area from the property owners Bechler Corporation, Carpenter Family Trust and Oltmans Investments Company, LLC. The required publication, pursuant to Government Code Section 6063, has been satisfied.

Staff recommends approval of County Resolution No. 2007-014 giving authorization to purchase said property.

2 COUNTY RESOLUTION NO. 2007-014
3 AUTHORIZATION TO PURCHASE REAL PROPERTY FOR THE
4 TRANSPORTATION YARD PROJECT
(Second Supervisorial District)

5 WHEREAS, the Economic Development Agency of the County of Riverside,
6 hereinafter referred to as the "County," has identified a Preferred Site for the relocation
7 of the existing Pedley Transportation Yard facility; and

8 WHEREAS, the Preferred Site consisting of approximately 10.43 acres will
9 enable the County to construct and develop a new facility, and it will serve as the
10 replacement site; and

11 WHEREAS, County has negotiated a purchase price of \$5,000,000 for a portion
12 of Assessor's Parcel Number 167-110-029, hereinafter referred to as the "Property,"
13 located just south of Galena Street and Brookhollow Circle, and is depicted on the
14 Exhibit "A," which is attached hereto and made a part hereof; and

15 WHEREAS, prior to the County constructing additional improvements and/or
16 structures, the County understands and agrees to fully comply with the California
17 Environmental Quality Act.

18 NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the
19 Board of Supervisors of the County of Riverside, State of California, in regular session
20 assembled on February 27, 2007, as follows:

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

23 2. That the County of Riverside is authorized to purchase real property in the
24 unincorporated area of Glen Avon, County of Riverside, State of California.

25 3. That the Chairman of the Board of Supervisors is hereby authorized to
26 execute any and all documents necessary to purchase the real property from BECHLER
27 CORP, A CALIFORNIA CORPORATION, CARPENTER FAMILY TRUST, DATED
28 FEBRUARY 18, 1988, and OLTMANS INVESTMENTS COMPANY, LLC.

1 4. That the Assistant County Executive Officer of the Economic Development
2 Agency or designee is hereby authorized to take the necessary actions and execute any
3 related documents to complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

FEB 16 2007


BY Michael DeLoe

Parcel Map No. 31081

BEING A SUBDIVISION OF A PORTION OF LOT 5 IN SECTION 14 AND A PORTION OF LOTS 1 AND 9 IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 5 WEST, S.B.M. AS SHOWN BY MAP OF SUBDIVISION OF A PORTION OF JURUPA RANCHO, PER MAP RECORDED IN BOOK 9 OF MAPS, PAGE 26, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

RUSSELL J. MULLINS, DECEMBER, 2006

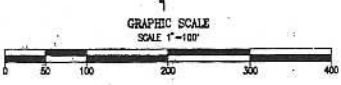
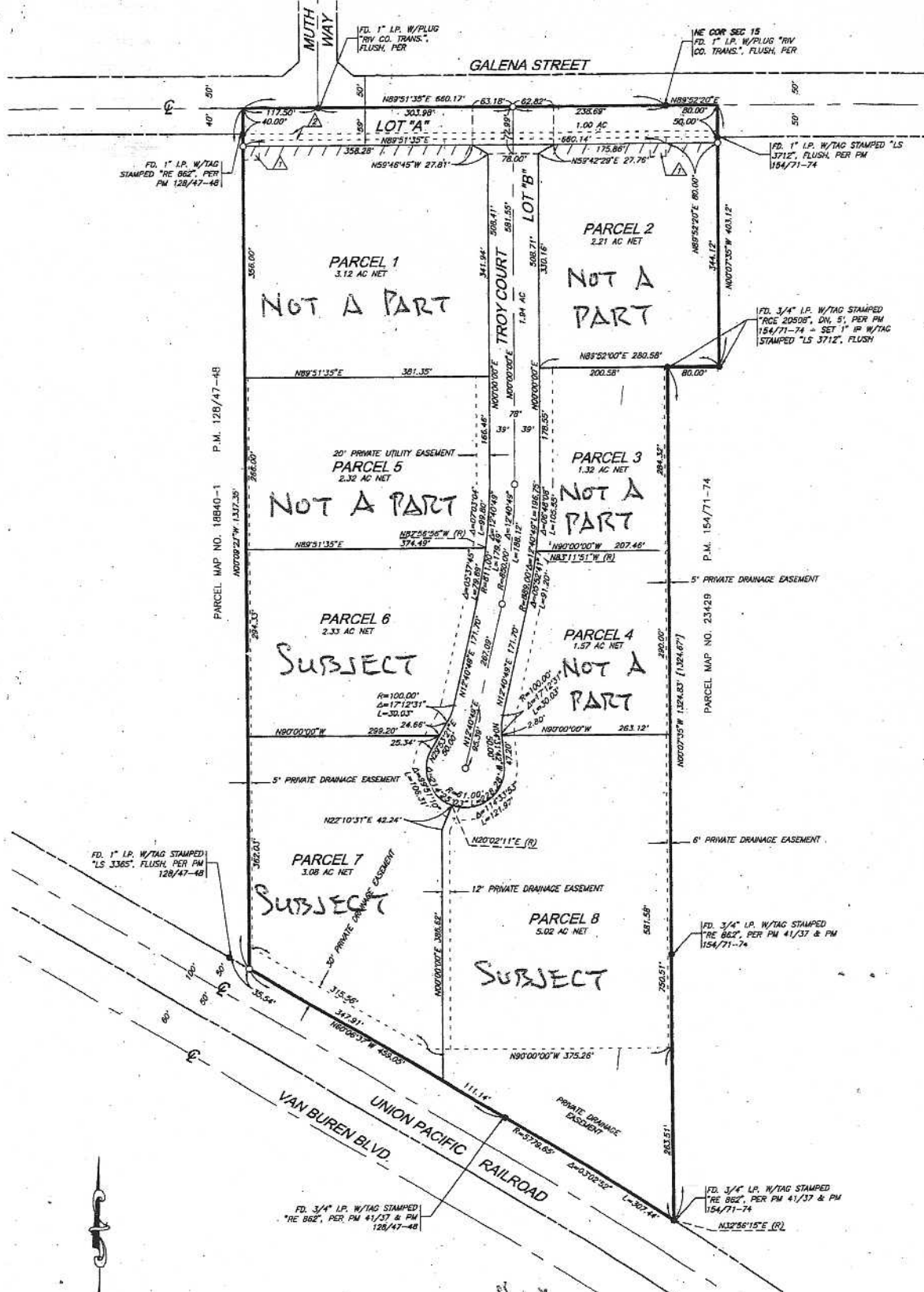


EXHIBIT A