

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

230



FROM: Executive Office

SUBMITTAL DATE:
April 7, 2011

SUBJECT: Reallocation of funds from Ordinance 810.1 (Fund 30547) to complete escrow for the purchase of the Wilhelm Ranch Property for Conservation.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Reallocate funds from Ordinance 810.1, fund 30547 to complete escrow for the purchase of the Wilhelm Ranch Property for conservation;
2. Approve and Direct the Auditor Controller to make the budget adjustment in Schedule A; and
3. Direct the Executive Office to transfer the funds in the amount of \$4,391,714.58 into escrow.

BACKGROUND: In May of 2008, the Environmental Programs Department and Western Riverside County Regional Conservation Authority (RCA) determined that the above-referenced property was described for Conservation and should be included in the Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area if it could be acquired. The property includes vernal pool habitat essential for several vernal pool species covered by the MSHCP. Negotiations to acquire the property were initiated with the RCA but the parties were unable to come to agreement on terms. The property owner has requested and received assistance from County staff in facilitating an acquisition.

Continued on next page

TINA GRANDE
Principal Management Analyst

FINANCIAL
DATA

Current F.Y. Total Cost:	\$ 4,391,715	In Current Year Budget:	No
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

SOURCE OF FUNDS: Ordinance 810.1 (Fund 30547)

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

BY:

Dean Delnes

Prev. Agn. Ref.: 3.17 10/19/10
3.15a and b 12/7/10 3.9 1/25/11

District: 3

Agenda Number:

3.28

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: SAMUEL WONG
DATE: 4/7/11

FORM APPROVED COUNTY COUNSEL
BY: KARIN L. WATTS-BAZAN
DATE: 4/7/11

Department Recommendation: ☐ Consent ☒ Policy
Per Executive Office: ☐ Consent ☒ Policy

RE: Reallocation of funds from Ordinance 810.1 (Fund 30547) to complete escrow for the purchase of the Wilhelm Ranch Property for Conservation

April 6, 2011

Page 2

BACKGROUND continued:

As part of this process, staff initiated the preparation of a new appraisal in order to assist in obtaining Section 6 matching funds from the State Wildlife Conservation Board (WCB). We anticipated that the County and RCA would provide local funding of 55% of the purchase price in order to obtain the 45% match in Section 6 grant funding. Funding is available from reserved Open Space Mitigation fees collected prior to approval of the MSHCP; from an established Multi-Species Project Trust Fund (#5852); and from the RCA (up to \$800,000).

On October 19, 2010 (Item 3.17), the Board of Supervisors approved Resolution 2010-295, Notice of Intention to Purchase Real Property in the Unincorporated Area of Hemet, California.

On December 7, 2010 (Item 3.15a), the Board of Supervisors approved Resolution No. 2010-296, Authorizing the Economic Development Agency to purchase real property known as the Wilhelm Ranch Property, located in the unincorporated area of Hemet, California, further described as County of Riverside Assessor's Parcel Numbers 465-020-010 and 465-020-011 and approved the Purchase Agreement between Wilhelm and the County. Additionally, on that same date (Item 3.15b), the Board of Supervisors approved a Funding Agreement for the purchase of the Wilhelm Ranch Property between the County and the RCA.

On January 25, 2011 (Item 3.9), the Board of Supervisors approved the WCB Subgrant Agreement providing the 45% match in Section 6 funding for the acquisition of the Wilhelm Ranch Property and adopted Resolution No. 2011-017 authorizing the acceptance of the Section 6 grant funds. Thereafter, the WCB considered and approved the Subgrant Agreement on February 24, 2011.

The total cost for the purchase has not changed; however, the source of funds in the previous Board actions did not contain the correct breakdown of percentages. The Board is being asked to reallocate the 810.1 funds to this project in order to complete the County's obligation. Staff has reviewed the previous set asides in this fund and has determined that previous commitments are no longer needed as the projects are no longer viable or were completed with other funding sources.

RE: Reallocation of funds from Ordinance 810.1 (Fund 30547) to complete escrow for the purchase of the Wilhelm Ranch Property for Conservation

April 6, 2011

Page 3

Schedule A

Increase Appropriations:

30500-1103500000-525440	Professional Services	\$4,391,715
-------------------------	-----------------------	-------------

Decrease Reserved Fund Balance:

30500-1103500000-309103	Rsv For Capital Project subfunds	\$4,391,715
-------------------------	----------------------------------	-------------