

**SUBMITTAL TO THE BOARD OF DIRECTORS
FOR THE REGIONAL PARK AND OPEN-SPACE DISTRICT
RIVERSIDE COUNTY, STATE OF CALIFORNIA**



FROM: Supervisor Kevin Jeffries

SUBMITTAL DATE:
May 29, 2014

SUBJECT: Resolution No. 2014-6 Notice of Intention to Sell Fee Simple Interests in Real Property located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto Community College District, District 1/District 1

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2014-6, Notice of Intention to Sell Fee Simple Interests in Real Property located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto Community College District; and
2. Approve the Purchase and Sale Agreement and Joint Escrow Instructions between the Riverside County Regional Park and Open-Space District ("Park District") and the Mt. San Jacinto Community College District ("MSJCCD") with contingencies and authorize the Chairman of the Board to execute the same on behalf of the Park District; and
3. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.


 Kevin Jeffries
 Supervisor, First District

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: RECEIVED **District:** 1/1 **Agenda Number:** DISTRICT

13-3

Departmental Concurrence

SUBMITTAL TO THE BOARD OF DIRECTORS, FOR THE REGIONAL PARK AND OPEN-SPACE DISTRICT, RIVERSIDE COUNTY, STATE OF CALIFORNIA

FORM 11: Resolution No. 2014-6 Notice of Intention to Sell Fee Simple Interests in Real Property located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto Community College District, District 1/District 1.

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BACKGROUND:

Summary

Pursuant to California Public Resources Code Section 5540, a park and open-space district may grant or dispose of real property, or any interest thereof, within or without the district, necessary to the full exercise of its powers. A park and open-space district may dispose of and convey a real property interest without voter approval or legislative concurrence when such property has not been affirmatively dedicated for park or open-space purposes. In 1995, the Park District acquired and now desires to sell certain real property interests located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Number 362-150-026 and 362-150-025 ("Property"). This Property has not been dedicated for park or open-space purposes; therefore, the Park District may dispose of and convey this real property interest without voter approval or legislative concurrence.

The Park District desires to approve the PSA to provide the rights, responsibilities, terms and conditions for the proposed sale of the Property in the event that the parties desire to move forward with authorizing the sale and consummate the transaction. The PSA contains conditions and contingencies that the sale will not be authorized nor will escrow open on this transaction until certain contingencies have been met. In particular, the parties will have to perform and complete all due diligence activities, perform requisite activities pursuant to the California Environmental Quality Act and take all final actions before the proposed sale could be consummated. A future, subsequent action will need to be taken by the Park District for the authorization to sell the Property in order for final approval to take place.

If the sale is consummated, then the proceeds generated from the sale of this property will be allocated for Park District purposes including the possibility of future park development.

Impact on Citizens and Businesses

Since the MSJCCD, as the potential buyer, is a public agency, its use of the property will likely be for a public benefit such as a possible future regional educational campus in order to help fulfill the educational needs of the growing community and region of Riverside County if the sale is consummated.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

3
4 RESOLUTION NO. 2014-6

5 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY REGIONAL
6 PARK & OPEN-SPACE DISTRICT NOTICE OF INTENTION TO SELL FEE SIMPLE INTERESTS IN
7 REAL PROPERTY LOCATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE WITH
8 ASSESSOR'S PARCEL NUMBERS 362-150-026 AND 362-150-025
9 TO THE MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT
10

11 WHEREAS, Pursuant to California Public Resources Code Section 5540, a park and open-space
12 district may grant or dispose of real property, or any interest thereof, within or without the district
13 boundaries, necessary to the full exercise of its powers; and

14 WHEREAS, a park and open-space district may dispose of and convey a real property interest
15 without voter approval or legislative concurrence when such property has not been affirmatively dedicated
16 for park or open-space purposes; and

17 WHEREAS, the Riverside County Regional Park and Open-Space District owns and desires to sell
18 certain real property fee simple interests described below that have not been affirmatively dedicated for
19 park and open-space purposes provided certain contingencies are met; now, therefore,

20 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN that the
21 Board of Directors of the Riverside County Regional Park and Open-Space District intends to sell to the
22 following described real property: Certain real property fee simple interests of unimproved, vacant land
23 located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers
24 362-150-026 AND 362-150-025 ("Property"), more particularly legally described and depicted in Exhibits
25 "A" and "B", attached hereto and made a part hereof, to the Mt. San Jacinto Community College District
26 provided certain contingencies are satisfied. The right and responsibilities for the parties are provided in
27 that certain Purchase and Sale Agreement between the Riverside County Regional Park and Open-Space
28 District and Mt. San Jacinto Community College District that the parties desire to enter into concurrently

1 with this Notice of Intention whereby certain contingencies must be satisfied before the sale of the Property
2 can be authorized and before escrow can open in order to consummate this transaction. For final approval
3 to occur, the Board of Directors will need to authorize the sale of this real property and the proposed
4 transaction at some date in the future.

5 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board is directed to
6 give notice hereof as provided in Section 6061 of the Government Code.