

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



**FROM:** Supervisor Kevin Jeffries

**SUBMITTAL DATE:**  
January 8, 2015

**SUBJECT:** Resolution No. 2015-030 Notice of Intention to Exchange Real Property in the City of Lake Elsinore, County of Riverside, State of California

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2015-030 Notice of Intention to Exchange Real Property in the City of Lake Elsinore, Riverside County, California, involving the conveyance by the County of Riverside ("County") of its approximately 48 acres of vacant land, portions of Assessor's Parcel Numbers 390-130-029, 390-210-022, 390-200-009, 390-200-011, and 389-080-054, to Castle & Cooke Lake Elsinore West, Inc. ("C&C") via grant deeds with an easement reservation over a portion of the land with APN 390-130-029, in exchange for the conveyance by C&C of certain portions of its real property with Assessor's Parcel Numbers 390-200-010, 390-160-006, and 390-130-028 of approximately 49 acres of vacant land located adjacent to the County owned property, to the County via grant deed; and
2. Direct the Clerk of the Board to give notice as provided in Section 6063 of the Government Code.

**BACKGROUND:**

**Summary**

Continued on page 2.

  
Kevin Jeffries  
1<sup>st</sup> District Supervisor

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b>				Budget Adjustment: N/A	
				For Fiscal Year: 2014/15	


**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after February 3, 2015 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 13, 2015  
xc: Supvr. Jeffries, COB

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

**Prev. Agn. Ref.:**

**District: 1**

**Agenda Number:**

**3-17**

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

**BACKGROUND:**  
**Summary (continued)**

Pursuant to Government Code Section 25365, a county may exchange real property or any interest therein, belonging to the county with any person, if the property or interest therein to be conveyed is not required for county use and the property to be acquired is needed for county use. This exchange may be upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code. The value of the private real property exchanged shall be equal to or greater than 75% of the value of the county property offered in the exchange.

When the County of Riverside ("County") acquired the vacant land, consisting of approximately 548 acres, located in the City of Lake Elsinore, County of Riverside, State of California, with APNs 390-130-029, 390-210-022, 390-200-009, 390-270-008, 390-210-018, 390-200-011, and 389-080-054, the County entered into a Temporary Operations and Permanent Maintenance Easement Agreement Dated December 30, 2004 with T.T. Group, a California corporation ("TOPME Agreement"). Pursuant to the terms of the TOPME Agreement, the County was obligated to maintain a sloped area upon the completion of certain work. Subsequently, Castle & Cooke Lake Elsinore West acquired from T.T. Group the real property located adjacent to the County owned real property subject to the TOPME Agreement.

The County of Riverside intends to convey the fee simple interests in real property subject to an easement reservation over a portion of the land with Assessor's Parcel Number ("APN") 390-130-029 located in the City of Lake Elsinore, County of Riverside, portions of Assessor's Parcel Numbers 390-130-029, 390-210-022, 390-200-009, 390-200-011, and 389-080-054 (County Property), in exchange for the fee simple interest in real property for vacant land located adjacent to the County Property, portions of Assessor's Parcel Numbers 390-200-010, 390-160-006, and 390-130-028, as shown on the attached Map A, by grant deeds at least three weeks after the notice of intention resolution is adopted by the Board of Supervisors.

As part of this exchange transaction, the easement reservation in favor of the County over a portion of the land with APN 390-130-029 will include covenants and conditions for the translocation of the San Diego Ambrosia plant species discovered on this portion of land. The Exchange Agreement and the Grant Deed with Easement Reservation will include provisions indicating the County will perform, or cause to be performed, the transplanting of the Ambrosia plants from the easement area to another location on County owned property chosen solely by the County. Once the successful translocation has been confirmed, the easement interest would be relinquished by the County to C&C in the manner provided in the Grant Deed with Easement Reservation.

The properties have been valued in equal ranges by an independent MAI appraiser hired by the County. C&C shall assume maintenance responsibilities described in that certain Amended and Restated Temporary Operations and Permanent Maintenance Easement Agreement between the County and C&C entered into concurrently with this transaction. C&C shall be responsible for paying the escrow costs and fees and the full cost of a title policy on the property or costs of clearing title for property to be conveyed. The parties intend to enter into an exchange agreement to provide the terms and conditions for the exchange of the above described real property. County staff has determined that the real property interests to be conveyed to C&C are not required for County use and the real property interests to be acquired from C&C are needed for County use.

The proposed exchange of county-owned property for the land owned by C&C, would be of a greater benefit to the County of Riverside, since the C&C parcel is contiguous to the existing the County's remainder property for conservation purposes. In addition, this exchange transaction would result in a significant cost savings and

relieve the County of the slope maintenance obligation under the TOPME Agreement. The parties intend to amend the TOPME Agreement to reflect that C&C will assume the slope maintenance obligation.

**Impact on Citizens and Businesses**

There is no impact on citizens and businesses. This is a notice of intention of a proposed real estate exchange between the County and Castle & Cooke.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The other party to this proposed exchange of real property would pay for the costs associated with this real estate exchange.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS (if needed, in this order):**

Resolution No. 2015-030

Map A

**A. BUDGET ADJUSTMENT**

N/A

**B. CHANGE ORDER REPORT**

NUMBER	AMOUNT	PERCENT	DESCRIPTION

(Additional description and details of new change order(s) – one or two paragraphs for each.)

**C. PERSONNEL CHANGE and ORDINANCE 440 REPORT**

N/A

2 RESOLUTION NO. 2015-030

3 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

4 NOTICE OF INTENTION TO EXCHANGE REAL PROPERTY

5 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

6  
7 WHEREAS, the County desires to acquire certain real property for the conservation purposes and  
8 to preserve a wildlife corridor in the northern part of the City of Lake Elsinore; and

9 WHEREAS, the County is the owner of certain vacant parcels of real property, with Assessor's  
10 Parcel Numbers 390-200-009, 390-270-008, 390-210-018, 390-130-029, 390-021-022, 390-200-011 and  
11 389-080-054, located in the City of Lake Elsinore, County of Riverside, State of California, where an  
12 approximate 48 acre portion of which is not required for county use and is intended to be conveyed to  
13 Castle & Cooke Lake Elsinore West, Inc. with an easement reservation over the parcel with Assessor's  
14 Parcel Number 390-130-029 containing the San Diego Ambrosia plant species; and

15 WHEREAS, an adjacent property owner Castle & Cooke Lake Elsinore West, Inc. ("C&C") is the  
16 owner of certain real property with Assessor's Parcel Number 390-210-021, 390-160-003, 390-190-015,  
17 390-200-008, 390-200-010, 389-080-055, 390-190-018, 389-020-064, 390-020-064, 390-160-006, 390-  
18 190-014, 390-130-026, and 390-130-028, where an approximate 49 acre portion thereof is to be conveyed  
19 to the County, and is desired by the County to accommodate the County's conservation needs; and

20 WHEREAS, pursuant to Government Code Section 25365, the County may exchange real  
21 property belonging to the County with any person upon the terms and conditions as are agreed upon and  
22 without complying with any other provisions of the Government Code, if the property to be conveyed is  
23 not required for County use, the property to be acquired is needed for County use and the values of each  
24 parcels of land are approximately equal; and

25 WHEREAS, the County has determined that the real property interests to be conveyed to C&C are  
26 not required for County use and the real property interests to be acquired from C&C are needed for  
27 County use; and

28 WHEREAS, the County and C&C desire to exchange the fee simple interests in real property

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 1-8-15  
DATE: SYNTIA M. GUNZEL

JAN 13 2015 3:17

1 described herein with an easement reservation in favor of the County over the parcel with Assessor's  
2 Parcel Number ("APN") 390-130-029 to accommodate the translocation of the San Diego Ambrosia  
3 plants located thereon; and

4 WHEREAS, the property to be acquired by the County would be of great benefit to the County  
5 due to the location and proximity of this real property for conservation purposes and to preserve a wildlife  
6 corridor; now, therefore,

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County  
8 of Riverside, California, in regular session assembled on January 13, 2015, that:

9 NOTICE IS HEREBY GIVEN that the Board of Supervisors of County of Riverside intends to  
10 authorize the exchange of fee simple interests in real property with Castle & Cooke Lake Elsinore West,  
11 Inc. ("C&C") of the following described real property pursuant to an exchange agreement: County to  
12 convey to C&C approximately 48 acres of vacant land from portions of real property with Assessor's  
13 Parcel Numbers 390-130-029, 390-210-022, 390-200-009, 390-200-011, and 389-080-054 in exchange  
14 for C&C conveying to County approximately 49 acres of vacant land from portions of real property with  
15 Assessor's Parcel Numbers 390-200-010, 390-160-006, and 390-130-028 as shown on Map A, attached  
16 hereto and by this reference incorporated herein. The County and C&C intend to consummate the  
17 exchange through escrow and pursuant to a Real Estate Exchange Agreement and Escrow Instructions  
18 whereby the County conveys the above described county-owned real property with an Easement  
19 Reservation over a portion of the parcel with APN 390-130-029 to C&C and C&C will convey its real  
20 property as described above to the County. This exchange transaction is in conformance with  
21 Government Code Section 25365 because the values of each parcel are within the same approximate  
22 ranges.

23 The Board of Supervisors intend to meet to conclude the proposed transaction on or after February  
24 3, 2015, at 9:00 am, at the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County  
25 Administrative Center, 4080 Lemon Street, Riverside, California.

26 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors  
27 is directed to give notice hereof as provided in Section 6063 of the Government Code.

2 RESOLUTION 2015-030

3 A RESOLUTION OF THE BOARD OF SUPERVISORS  
4 OF THE COUNTY OF RIVERSIDE  
5 NOTICE OF INTENTION TO EXCHANGE REAL PROPERTY  
6 IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

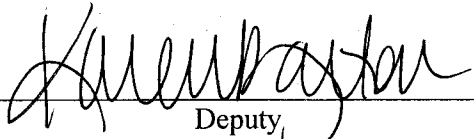
7 ADOPTED by Riverside County Board of Supervisors on January 13, 2015.

8 ROLL CALL:

9 Ayes: Jeffries, Tavaglione, Benoit and Ashley  
10 Nays: None  
11 Absent: None



12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

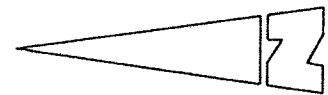
15 KECIA HARPER-IHEM, Clerk of said Board

16 By:   
17 Deputy

OPTION 1

ALBERHILL RIDGE  
TRI-VALLEY ACQUISITION  
C.C.L.E.W./COUNTY OF RIVERSIDE

AREA EXCHANGE SUMMARY	
AREA DESIGNATION	AREA IMPACT (AC)
 COUNTY OF RIVERSIDE TO EXCHANGE WITH C.C.L.E.W.	49.84
 C.C.L.E.W. TO EXCHANGE WITH COUNTY OF RIVERSIDE	47.97




**HWC ENGINEERS**  
CIVIL ENGINEERS • PLANNERS • SURVEYORS  
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3376 • 951-734-2130

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 10, 2015

Riverside County Board of Supervisors  
County of Riverside  
4080 Lemon St., 5th Floor  
Riverside, CA 92501

**RE: Item 3-17: Resolution No. 2015-030, Notice of Intention to Exchange Real Property in the City of Lake Elsinore (January 13, 2015) - SUPPORT**

Dear Chair and Board Members:

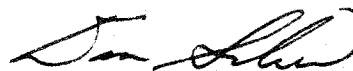
Endangered Habitats League (EHL) values the opportunity to submit written testimony on this item. Over the past many months, we have deeply appreciated the chance to work with Supervisor Jeffries' office and the other parties involved in what has been an open and transparent examination of an MSCP boundary adjustment. We now endorse moving forward to finalize details.

Modifications to the MSHCP reserve must meet a high bar. There should be compelling reasons and the outcome should leave the reserve in *better* condition than it started. The proposed exchange maintains and perhaps improves reserve configuration as well as preserves connectivity along the Wash. It also provides the opportunity to translocate a rare population of ambrosia (a plant covered by the MSHCP) to a nearby location that may have fewer edge effects over the long term. Very importantly, this population will be "held harmless" and only lost if translocation is successful. We strongly urge the County to work closely with the Regional Conversation Authority and state and federal wildlife agencies to finalize the success criteria for the plant as well as to identify the best location.

The fact that the City of Lake Elsinore and Castle & Cooke can better achieve economic and community aims with the exchange shows that the MSHCP is indeed working as intended. Also of note is that relief of slope maintenance obligations benefits the County and should allow the property to eventually be transferred to the RCA.

We again commend the parties for this collaboration. Thank you for considering our views and please let me know if more information would be helpful.

Yours truly,



Dan Silver  
Executive Director

1-13-15  
3-17

2015-1-125590





U.S. Fish and Wildlife Service  
 Palm Springs Fish and Wildlife Office  
 777 East Tahquitz Canyon Way, Suite 208  
 Palm Springs, California 92262  
 760-322-2070  
 FAX 760-322-4648



California Department of Fish and Wildlife  
 Inland Deserts Region  
 3602 Inland Empire Blvd., Suite C-220  
 Ontario, California 91764  
 909-484-0167  
 FAX 909-481-2945

In Reply Refer To:  
 FWS/CDFW-15B0092-CPA0102

Riverside County Board of Supervisors  
 County of Riverside  
 4080 Lemon St., 5th Floor  
 Riverside, California 92501

JAN 13 2015

Subject: Item 3-17: Resolution No. 2015-030, Notice of Intention to Exchange Real Property in the City of Lake Elsinore (January 13, 2015)

Dear Chair and Board Members:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, have reviewed Resolution No. 2015-030, Notice of Intention to Exchange Real Property in the City of Lake Elsinore item 3-17 on the January 13, 2015 agenda. The Wildlife Agencies are providing the following comments as they relate to Resolution No. 2015-030 and the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

The subject property was acquired by the County of Riverside (County) using Ordinance 810 fees as open space for conservation of wildlife and plant life (County Resolution No. 2004-069, enclosed). Therefore we were surprised to see in Resolution No. 2015-030 that the properties in question have been identified by the County as "not required for County use". The subject property has been in use by the County as conservation for wildlife and plants since its purchase in 2004. The County is an MSHCP permittee. The property is in use by the County and the other MSHCP permittees to meet MSHCP reserve assembly obligations. The property in has been included every MSHCP Annual Report since the first one in 2005. In those Annual Reports, from 2005 to the present, the subject property is identified as conserved and contributing to reserve assembly and rough step goals.

Additionally the property is being used by the County and the other MSHCP permittees to meet MSHCP Species Objectives for San Diego ambrosia (*Ambrosia pumila*, federally endangered) and Munz's onion (*Allium munzii*, state threatened and federally endangered). Both of those species were identified as to be conserved on the subject property in the conservation analysis provided to the Wildlife Agencies by the prospective permittees in the State Natural Communities Conservation Plan Permit and a federal Endangered Species Act permit applications. San Diego ambrosia species objectives require conservation of at least two of the three then known locations in the MSHCP plan area. The species objectives also require that any subsequently discovered locations or populations be conserved consistent with the MSHCP Narrow Endemic Plants Policy (MSHCP section 6.1.2). The paragraph under the heading Conservation Summary on page P-328 includes the following sentence: "The third core location [of San Diego ambrosia] (east of Lake Street in the City of Lake Elsinore) will be conserved in accordance with the *Narrow Endemics*

1-13-15  
 3-17

2015-1-125400

*Policy* (Section 6.1.3).’ The conservation of the Skunk Hollow population of San Diego ambrosia was achieved by the implementation of the Rancho Bella Vista Habitat Conservation Plan. The purchase of the subject property by the County for conservation secured the second population required by the species objectives. The fulfillment of MSHCP species objectives is an accomplishment for all MSHCP permittees. The proposed land exchange is a retreat from this accomplishment.

The subject property also contains part of the Alberhill occurrence of Munz’s onion. It is known from the County- owned property considered for trade out adjacent to Nichols Road. The conservation analysis provided for Munz’s onion in the MSHCP documents identifies Alberhill as a core Area for the species and included conservation of the Alberhill plants in the Conservation Summary on page P-218 and in the Munz’s Onion Species Objectives. No mention of Munz’s onion or the conservation value provided to it by the subject property is made in Resolution No. 2015-030. No information is provided on whether a comparable population of Munz’s onion is in the portion of property to come into conservation.

Resolution No. 2015-030 does not address the conservation values provided by the subject property to the MSHCP or its service to the MHSCP permittees in meeting MSHCP reserve assembly goals or in providing conservation to MSHCP covered species.


The language in Resolution No. 2015-030 identifies the contemplated exchange properties as of equal monetary value. The Wildlife Agencies are concerned about the equivalency of their conservation value, while this may not be a consideration under Government Code Section 25365, it does seem appropriate given the purpose for which County acquired the property in 2004. There are two listed rare plants present in the areas proposed to be traded away and no known occurrences of these plants in areas the County would acquire in exchange. The language in the resolution implies that the connectivity function of the County owned property will be enhanced by the exchange, but most of the property that would be transferred to the County is on steep hillsides and not generally suitable for wildlife movement and the wildlife corridor would be narrower near Lake Street if the land exchange is implemented. We request that prior to the adoption of this resolution or one of similar language or intent, there be a comparison between the exchange properties in terms of their respective MSHCP reserve assembly values and conservation values to MSHCP covered species. It is not clear from the language in the Form 11 or the resolution what the County’s need for the property they would receive is or how that need relates to the conservation purpose of the original property.

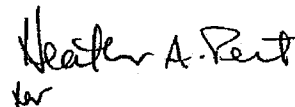
We are also concerned about the cost of the translocation of San Diego ambrosia that the County would perform or cause to be performed. Successful relocation of plants generally requires specialized skill, an intensive initial effort and subsequent monitoring. We request that the resolution be modified prior to adoption to specify that the costs of the translocation effort, regardless of who performs it, not come from MSHCP fees. The County has already purchased, for conservation, the San Diego ambrosia population contemplated for translocation. We believe it is therefore not appropriate for fees collected under the terms of the MSHCP to be used to pay for the replacement or translocation of the existing conserved population.

The Form 11 for the resolutions states that the County would reserve an easement over the portion of the property to be traded out that supports San Diego ambrosia until successful translocation has been confirmed, then the county would relinquish the easement interest. There is no description or definition of what successful translation would look like. There is also no mention of what would happen if the translocation is not successful. Translocation efforts can be challenged by weather patterns, rodents and vandalism, even when all appropriate steps have been taken to provide for success. We request that the resolution not be adopted until after success criteria and a contingency for failure are identified. We would consider it ideal if the translocation effort was demonstrably successful prior to the adoption of any land exchange resolution.

We appreciate the opportunity to comment on item 3-17 and reiterate our request that resolution 030 not be adopted until after our concerns are addressed. We also request a meeting to discuss our concerns and look forward to working with the County and the City of Lake Elsinore. To schedule a meeting, or if you have any questions regarding these comments, please contact Karin Cleary-Rose of the Service at 760-322-2070, extension 206, or Heather Pert of the Department at 858-395-9692.

Sincerely,

  
Kennon A. Corey  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

  
for  
Leslie MacNair  
Inland Deserts Region  
Acting Regional Manager  
CA Department of Fish and Wildlife

Enclosure

cc:  
Jeff Brandt, CA Department of Fish and Wildlife  
MSHCP Permittees

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

132



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
January 28, 2004

**SUBJECT:** Adoption of Resolution Number 2004-069, Authorization to Purchase Real Property from Tri-Valley I.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- (1) Adopt Resolution Number 2004-069, Authorization to Purchase Real Property from Tri-Valley I;
- (2) Approve the Acquisition Agreement between the County of Riverside and Tri-Valley I, and authorize the Chairman to execute the agreement and the certificate of acceptance on the related grant deed;
- (3) Approve the Memorandum of Understanding between the County of Riverside, Tri-Valley I, and the City of Lake Elsinore and authorize the Chairman to execute the agreement; and
- (4) Authorize and direct the Assistant County Executive Officer/EDA or his designee to execute any related purchase documents and to take the necessary actions to complete this transaction.

**BACKGROUND:** On January 13, 2004, item #3.18, the Board of Supervisors approved Resolution Number 2004-34 giving notice of the County's intention to purchase approximately 598 acres of property for preservation of open space in the Alberhill area. The Economic Development Agency negotiated the purchase of approximately 598 acres for habitat conservation, at a unit price of roughly \$8,637/acre. The purchase price was confirmed by an appraisal, as the County will not pay more than fair market value.

*Bradley J. Hudson*  
Bradley J. Hudson, Assistant County Executive Officer/EDA

BJH:R2:BJG:AMV:BCS:sj  
F:\Shared\RealProperty\Real Property\MSHCPI04-H-008.fm11.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 5,164,652 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2003-2004

<b>SOURCE OF FUNDS:</b> Ordinance 810 funds	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 *Shonda King*

- Policy
- Consent
- Dept. Recomm.:
- Policy
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref.: 01/13/04, 3.18 | District: 1 | Agenda Number:

**3.10**

BACKGROUND (continued)

An appraisal was prepared by an independent appraisal firm to determine the fair market value of the property. The agreed upon purchase price of \$5,164,652.00 is approximately 40% below the appraised value of the property.

Staff recommends the approval of this purchase agreement, which will require the expenditure of \$5,164,652.00 from Ordinance 810 Open Space Funds, plus escrow fees not to exceed \$7,000.00.

The Memorandum of Understanding between Riverside County, Tri-Valley, and the City of Lake Elsinore further clarifies the responsibilities of all cooperating parties.

The Parks District has estimated that the annual property management costs for the subject property will be approximately \$12,000 per year. The County has appropriated funding to the Parks District for annual management costs.

The subject property is located south of Interstate 15 and east of Lake Street in the City of Lake Elsinore.

Public notice of said acquisition was given as provided in Section 6063 of the Government Code.

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 COUNTY RESOLUTION NO. 2004-069  
3 AUTHORIZATION TO PURCHASE REAL PROPERTY FROM TRI-VALLEY I  
(First Supervisorial District)

4 WHEREAS, Tri-Valley I, the property owner, has offered for the sum of  
5 \$5,164,652.00 the property shown on Exhibit "A" attached to this resolution, located in the  
6 Alberhill area;

7 WHEREAS, the County has agreed to accept this offer and has given notice of  
8 its intention to purchase pursuant to Government Code 25350, on 01/13/04;

9 WHEREAS, the Clerk of the Board of Supervisors was directed to give notice  
10 thereof as provided in Section 6063 of the Government Code and said notice has been given;

11 WHEREAS, the Memorandum of Understanding (MOU) by and between the  
12 County of Riverside, Tri-Valley I and the City of Lake Elsinore further details the  
13 responsibilities by all parties; and

14 WHEREAS, the acquisition of this property will assist the County in providing  
15 open space for conservation of wildlife and plant life.

16 NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the  
17 Board of Supervisors of the County of Riverside, in regular session assembled on February  
18 10, 2004, as follows:

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

21 2. That the County of Riverside is authorized to purchase real property in the  
22 Alberhill area for a sum of \$5,164,652.00.

23 3. That the Chairman of the Board of Supervisors is hereby authorized to execute  
24 the Acquisition Agreement, MOU and any and all documents necessary to purchase the real  
25 property from Tri-Valley I.

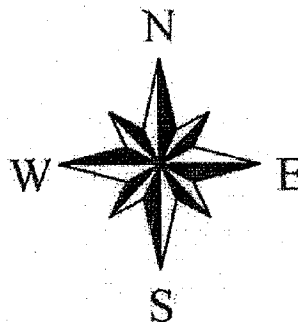
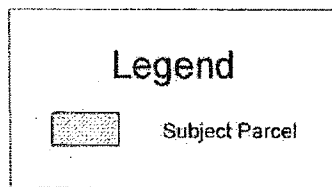
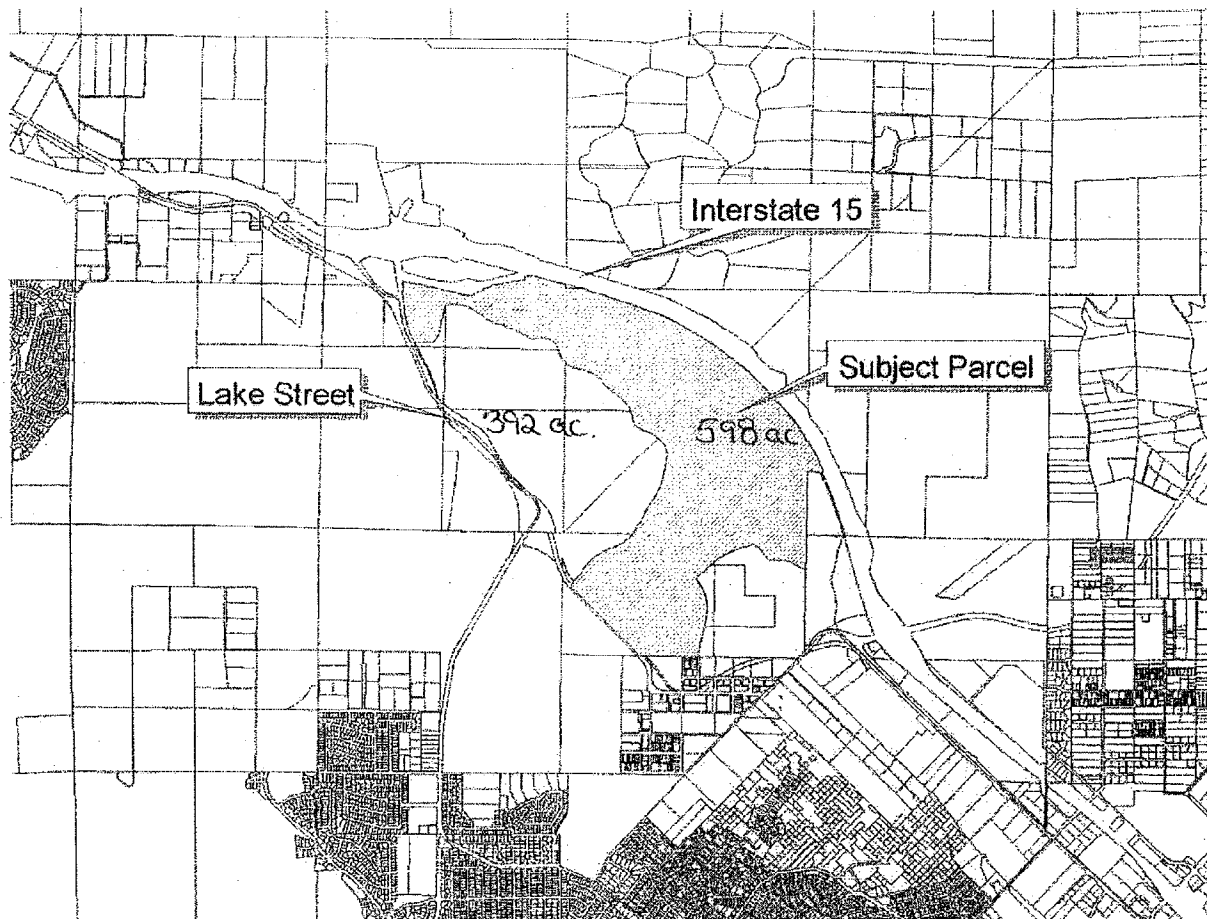
26 4. That the Assistant County Executive Officer/EDA of the County of Riverside is  
27 hereby authorized to take the necessary actions and execute any related documents to  
28 complete this purchase.

FORM APPROVED  
COUNTY COUNSEL

JAN 30 2004

BY   
ASSISTANT COUNTY COUNSEL

# Tri-Valley I Property



This map was made by the  
Stanislaus County GIS using  
Geographic Information System  
2001 technology. Data and  
information represented on this  
map is subject to update and  
modification.

**EXHIBIT A**