

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



**ITEM: 3.12  
(ID # 17292)**

**MEETING DATE:**

Tuesday, November 02, 2021

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES :

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES: Adopt Resolution No. 2021-187, Notice of Intention to Purchase Real Property in the unincorporated area of Beaumont, County of Riverside, State of California, Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-190-024, by Grant Deed from Beaumont Lambs Canyon, LLC, a California limited liability company District 5, [\$729,700, 100% Waste Resources Enterprise Funds] (Clerk to Post Notice of Intention) (4/5th Vote Required)

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

1. Adopt Resolution No. 2021-187, Notice of Intention to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-190-024;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from Beaumont Lambs Canyon LLC, a California limited liability company, at a price not-to-exceed Six Hundred and Ninety Thousand Dollars (\$690,000);

Continued on page 2

**ACTION:Policy, 4/5 Vote Required**

  
Rose Salgado, Director of Facilities Management 10/14/2021

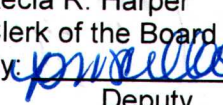
  
Hans Kernkamp, General Manager - Chief Engineer 10/19/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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 December 7, 2021, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: November 2, 2021  
xc: FM, Waste, COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

3. Approve and authorize (FM-RE) to incur typical transaction costs including staff time, appraisal cost, environmental review and other due diligence costs not to exceed \$39,700; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 729,700	\$ 0	\$ 729,700	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Waste Resources Enterprise Funds - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2021/22	

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

**BACKGROUND:**

**Summary**

Pursuant to Government Code Section 25350, the County must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time that the Riverside County Board of Supervisors will meet to consummate the purchase. Through this Board action, the County intends to purchase the fee simple interests in certain real property located in the unincorporated area of Beaumont, County of Riverside, State of California. The property consists of four parcels totaling approximately 275.98 acres and is further identified as Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-190-024 and more particularly depicted in the attached Aerial Map (Property).

The acquisition price of \$690,000 represents a fair market price based on comparable market sales and a recent fair market value appraisal. The price also represents a good value for the County when compared with the higher cost to develop a new facility. There are no current plans for the property other than using the land as buffer areas.

Once County acquires the Property, Western Riverside County Regional Conservation Authority (RCA) desires to purchase certain portions of the Property not critical for the development of the Lamb Canyon Landfill, consisting of a minimum of 146 acres to augment the wildlife and plant habitat conservation region in the same geographic area. County and RCA are negotiating the terms of a Memorandum of Understanding (MOU) to provide assurance to the County that RCA will purchase the certain portions of the Property.

Resolution No. 2021-187 has been reviewed and approved by County Counsel as to legal form.



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**Impact on Residents and Businesses**

The acquisition of the Property will benefit the community and provide a necessary area for the future of the Lamb Canyon Landfill.

**SUPPLEMENTAL:  
Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the Property with Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-190-024:

Acquisition:	\$ 690,000
Estimated Title and Escrow Charges:	\$ 5,000
Preliminary Title Report	\$ 550
County Appraisal	\$ 5,900
Environmental Studies	\$ 1,750
Advertising	\$ 1,500
County Staff Time includes FM-RE, FM Environmental and County Counsel	\$ 25,000
Total Estimated Acquisition Costs (Not to exceed)	\$ 729,700

All costs associated with the acquisition of this Property are fully funded by Waste Resources Enterprise Funds budget for FY 2021/22.

**Attachments**

- Aerial Image
- Resolution No. 2020-187

CAO:dr/10252021/064WA/30.604

CAO:ar/09272021

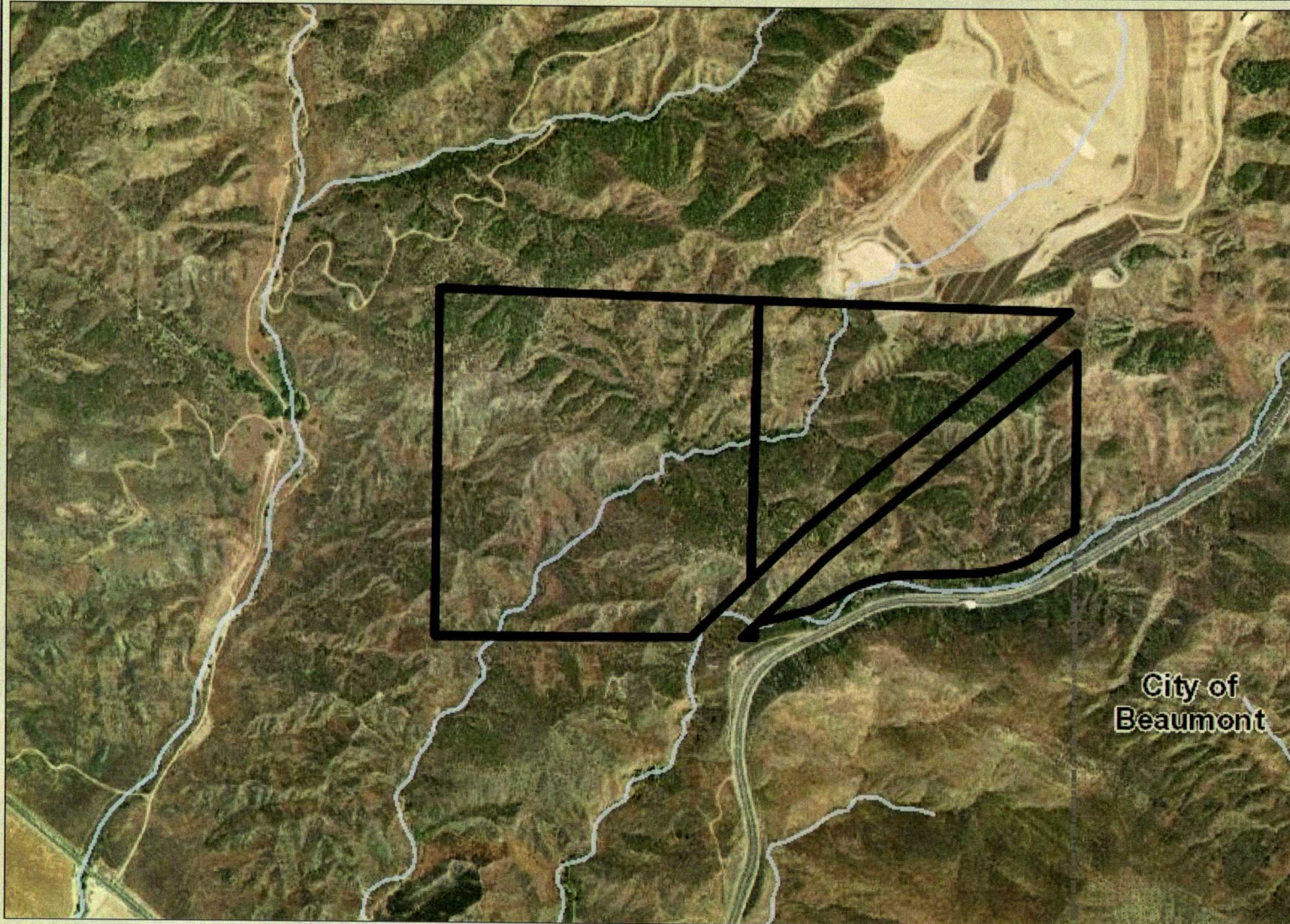
  
Meghan Hahn, Senior Management Analyst 10/25/2021

  
Gregory V. Priamos, Director County Counsel 10/22/2021



## Aerial Image

APNs: 424-190-020, 424-190-021, 424-190-022, and 424-190-024



### Legend

- Blueline Streams
- City Areas



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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REPORT PRINTED ON... 9/17/2021 11:17:37 AM

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### Notes



Board of Supervisors

County of Riverside

Resolution No. 2021-187

Notice of Intention to Purchase Real Property

in the Unincorporated Area of Beaumont, County of Riverside, State of California

Assessor's Parcel Numbers: 424-190-020, 424-190-021, 424-190-022,  
and 424-190-024

WHEREAS, Beaumont Lambs Canyon, LLC, a California limited liability company, ("Seller"), is the owner of certain real property located on in the Unincorporated Area of Beaumont, County of Riverside, State of California, containing approximately 275.98 acres of land, identified with Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-190-024 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside County Department of Waste Resources ("RCDWR"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;

WHEREAS, RCDWR intends to use the Property to develop the Lamb Canyon Landfill and provide an open space/buffer area;

WHEREAS, Western Riverside County Regional Conservation Authority ("RCA") desires to purchase certain portions of the Property not critical for the development of the Lamb Canyon Landfill, consisting of a minimum of 146 acres to augment the wildlife and plant habitat conservation region in the same geographic area;

WHEREAS, County and RCA are negotiating the terms of a Memorandum of Understanding ("MOU") to provide assurance to the County that RCA will purchase the certain portions of the Property; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on November 2, 2021, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the

NOV 02 2021 3.12

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. STANFIELD  
DATE 10/21/2021

1 Government Code, that this Board, at its public meeting on or after December 7, 2021  
2 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors  
3 located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
4 Riverside, California, intends to authorize the purchase of the Property located in the  
5 Unincorporated Area of Beaumont, County of Riverside, State of California, identified  
6 with Assessor's Parcel Numbers 424-190-020, 424-190-021, 424-190-022, and 424-  
7 190-024 and consisting of approximately 275.98 acres of land, more particularly  
8 described in Exhibit "A" Legal Description, attached hereto, in the amount not to  
9 exceed Six Hundred and Ninety Thousand Dollars (\$690,000), pursuant to terms and  
10 conditions in an Agreement of Purchase and Sale to be negotiated between the County  
11 and Seller.

12 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of  
13 the Board of Supervisors is directed to give notice hereof as provided in Section 6063  
14 of the Government Code.

15  
16 ROLL CALL:

17 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
18 Nays: None  
19 Absent: None

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

23  
24  
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26  
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28  
Kecia R. Harper, Clerk of said Board

By 

Deputy

CAO:dr/10212021/064WA/30.604



## EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

**PARCEL 1: (APN 424-190-020)**

The Northwest Quarter of Section 32, Township 3 South, Range 1 West, San Bernardino Meridian, in the County of Riverside, State of California.

EXCEPTING therefrom that portion of the Northwest Quarter of Section 32, Township 3 South, Range 1 West, San Bernardino Meridian, lying Southeasterly of the Northwesterly line of that portion conveyed to Southern California Edison Company, a Corporation by Deed recorded April 23, 1970, as Instrument No. 37917, Official Records of Riverside County, California;

ALSO EXCEPTING therefrom that portion conveyed to the State of California by Deed recorded March 25, 1968 as Instrument No. 26820, Official Records, of Riverside County, California.

**PARCEL 2: (APN 424-190-021)**

That portion of the Northwest Quarter of Section 32, Township 3 South, Range 1 West, San Bernardino Meridian, lying Southeasterly of the Southeasterly line of that portion conveyed to Southern California Edison Company, a Corporation by Deed recorded April 23, 1970, as Instrument No. 37917, Official Records of Riverside County, California;

EXCEPTING therefrom that portion conveyed to the State of California by deed recorded March 25, 1968 as Instrument No. 26820, Official Records of Riverside County, California.

**PARCEL 3: (APN 424-190-022; 424-190-024)**

The Northeast quarter of Section 32, Township 3 South Range 1 West, San Bernardino Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

EXCEPT that portion conveyed to the County of Riverside by Deed recorded in Book 1678 Page 340 of Official Records, Riverside County.

ALSO EXCEPT that portion to the State of California, by Deed recorded May 29, 1968, as Instrument No. 50003, Official records.

ALSO EXCEPT that portion conveyed to the Southern California Edison Company by Deed recorded April 13, 1970, as Instrument No. 34022, Official records.

ALSO EXCEPT that portion South of Lamb Canyon Road, as conveyed to June F. Tibbetts, by Deed recorded February 20, 1987, as Instrument No. 47593, Official Records.