

*Regional Conservation Authority***AUTHORIZATION TO PURCHASE AN APPROXIMATELY  
70 ACRE PROPERTY FROM THE COUNTY OF RIVERSIDE****Staff Contact:****Brian Beck  
RCA Land Acquisition Analyst  
(951) 955-0039****Background:**

On September 12, 2007, the Regional Conservation Authority (RCA) received from the County of Riverside a Notice of Intent to sell excess County owned property. The property is approximately 70 acres in size, and is generally located north of Box Springs Road on land controlled by the County of Riverside Waste Management Department. Based on staff's review, the subject property will contribute to the reserve assembly goals of the Multiple Species Habitat Conservation Plan (MSHCP). The subject property was part of the land inventory for the now closed Highgrove landfill; however the property was not used for landfill purposes, but merely as a buffer open space property. A phase 1 environmental hazards assessment of the property indicates that there are no issues of environmental concern.

The appraised value of the property is \$455,000 or \$6,500/acre, per an independent appraisal of the property. Staff proposes to purchase the property for \$455,000 with funds donated by SMR Ventures, the developer for the Spring Mountain Ranch project. Per the County of Riverside's conditions of approval, SMR is required to conserve approximately 251 acres of open space. The developer proposes to contribute \$465,000, which includes \$10,000 for escrow, title, and legal costs, to pay for the purchase of the 70 acres, which will partially fulfill its mitigation requirements for the Spring Mountain Ranch project. Staff recommends approval of the acquisition of the 70 acres, subject to receiving the funds from the developer in escrow.

**Staff Recommendation:**

That the RCA Board of Directors authorize:

1. The acquisition of approximately 70 acres from the County of Riverside, as shown on the attached exhibit, and subject to receiving the necessary funds from SMR Ventures;
2. The use of donation funds to be provided by SMR Ventures to pay for the purchase;

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3. Staff to finalize the purchase and sale agreement, subject to Legal Counsel's review and approval;
4. The Chairman of the Board of Directors to execute the purchase and sale agreement; and
5. The Executive Director or his designee to execute escrow documents, including the certificate of acceptance.

FINANCIAL INFORMATION	
In Fiscal Year 2007-08 Budget: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Cost: \$0 Annual Cost: \$0
Source of Funds: Developer Mitigation	Budget Adjustment: No From To
Approved by: <i>Honey Burnas</i>	Date: 1-4-08

**Attachment(s):**

Property Detail Map

**AGENDA ITEM NO. 8.1**  
**Attachment 1**  
**Property Detail Map**

