

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



FROM: Supervisor Kevin Jeffries, 1st District

SUBMITTAL DATE:
March 4, 2014

SUBJECT: Exchange of Property between the County and Castle & Cooke (Approximate Annual Savings to General Fund of \$195,000.00)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Direct EDA Real Property Division to complete the processing of an exchange of property (located in the City of Lake Elsinore) owned by the County with property owned by Castle & Cooke in compliance with all legal requirements.

BACKGROUND:

Summary

The subject property was purchased by the County in 2004 from the TT Group with the intent of including the property in the reserve established by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The original agreement between the parties contemplated a future reconfiguration or adjustment of the boundaries of the 600 acres conveyed as deemed appropriate by both parties in the future. Castle & Cooke acquired the remainder of the property owned by the TT Group after the 600 acres of the property was conveyed to the County.

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Kevin Jeffries
1st District Supervisor

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 ☐ Policy ☐
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

3-2

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Exchange of Property between the County and Castle & Cooke (Approximate Annual Savings to General Fund of \$195,000.00)

DATE: March 4, 2014

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

Castle & Cooke has expressed a desire to reconfigure the boundaries of the property in order to establish a more viable development. The exchange would also return approximately 23.4 acres of prime commercial real estate to the City of Lake Elsinore resulting in new employment opportunities and sales tax revenue.

Several years ago, the County attempted to convey the subject property to the RCA but the RCA declined to accept it due to a restriction on the property involving the maintenance of certain slope easements projected to commence in 2015. It has been estimated that the cost of such maintenance would be approximately \$195,000.00 per year which would be a burden on the County general fund. As currently contemplated, the exchange would transfer 49.84 acres of County owned land to Castle & Cooke and 47.97 acres of Castle & Cooke owned land to the County and would eliminate the slope maintenance obligation for the County. Discussions concerning this exchange have been ongoing for some time with Castle & Cooke, City of Lake Elsinore representatives and the RCA as the RCA has included this County owned property in the MSHCP Reserve. Additionally, a portion of the property which is owned by the County and proposed for exchange also contains the San Diego ambrosia which is federally listed as endangered and is included on the list of plants subject to survey requirements in the MSHCP (Section 6.1.3).

Discussions concerning the exchange and the transplant of this population to another site are now at impasse. It is acknowledged by all parties that any development of this area would first need to go through the City's HANS/LEAPS process for review and comment by the RCA and Wildlife Agencies and that all other requirements of the MSHCP would have to be complied with. Any debate about the biological resources rightly belongs as part of that process and should not hold up this exchange. Given the commencement of the obligation to maintain the slopes in 2015, at this point, time is of the essence. Simultaneously with or after completion of the exchange, it is anticipated that the land will be conveyed to the RCA for inclusion in the MSHCP reserve.

Impact on Citizens and Businesses

This exchange may allow a portion of the site to be developed, creating jobs and improving Lake Elsinore's tax base, while maintaining the county's commitment to the MSHCP's habitat preserve.

SUPPLEMENTAL:

Additional Fiscal Information

Minimal processing costs to be paid for by private property owner, significant reductions in county costs will result from transfer eliminating need for slope maintenance by the county.

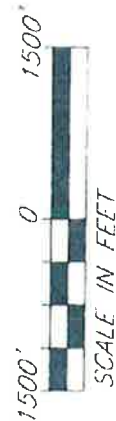
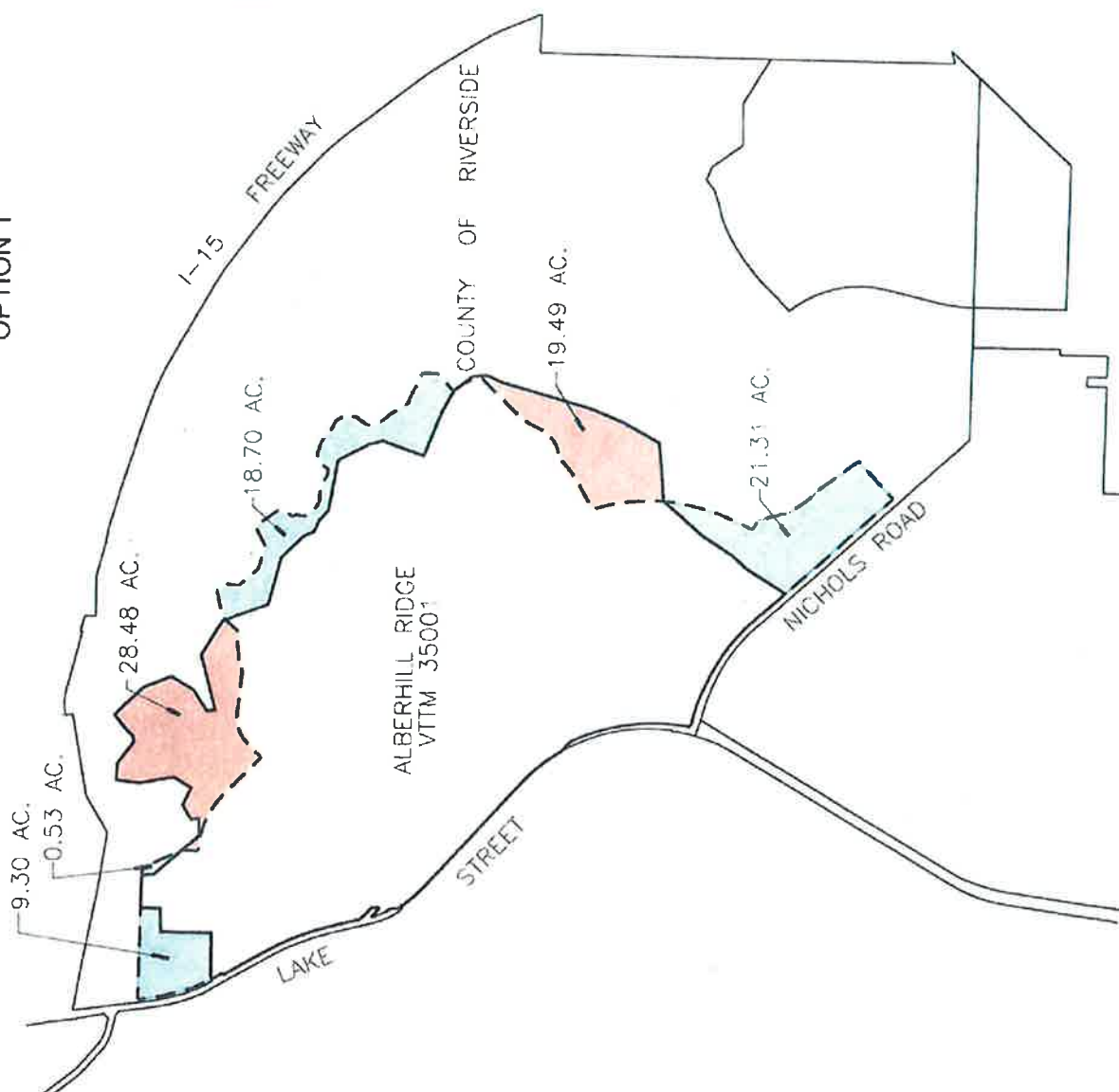
Contract History and Price Reasonableness

ATTACHMENTS (if needed, in this order):

A. Map Included

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



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CIV. ENGINEERS • PLANNERS • SURVEYORS

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