



ACQUISITION OF A PORTION OF ASSESSOR PARCEL NUMBER 432-260-023

John J. Ward
February 13, 2020

Background

- The San Jacinto Valley (SJV) Raw Water Conveyance Facilities Project, Phase I is an element of the SJV Water Banking program
- Phase I consists of the EM-25 service connection, flow control facility, chlorination facility and approximately 2.25 miles of 60-inch diameter raw water transmission pipeline



Proposed Property Acquisition

- Staff identified a portion of Assessor Parcel 432-260-023 for the future flow control and chlorination facilities
- The Property is approximately 2.157 acres (93,969 sf) located on the Northeast corner of West Esplanade Avenue and North Warren Road
- The guiding zone, as part of the Esplanade Specific Plan, is Commercial General



Market Data

- Five comparable sales indicated an average price of \$5.46 per square foot
- The fair market value was determined to be \$517,000
- An offer was made and after negotiations, the property owner agreed to sell the Property for \$500,000 (\$5.32 per square foot)
- Closing of escrow will not be completed until all due diligence is performed

APPRAISAL MARKET DATA					
Data #	Location/APN	Size/SF	Date of Sale	Sale Price	Price Per SF
1	1210 S. Cawston Ave. Hemet, CA 92545 460-250-049	62,726	4/24/2018	\$500,000	\$7.97
2	80521 Hwy. 111 Indio, CA 92201 600-230-001	88,427	6/14/2019	\$385,000	\$4.35
3	Van Buren St. @ Ave. 48 Coachella, CA 92236 612-230-014	196,456	3/7/2019	\$1,550,000	\$7.89
4	290 E. 3rd St. Perris, CA 92544 310-023-010	17,043	2/9/2018	\$95,100	\$5.58
5	42152 E. Florida Ave. Hemet, CA 92544 551-180-009	201,247	11/6/2017	\$300,000	\$1.49
				AVERAGE:	\$5.46



Recommendation

- Authorize the General Manager, or his designee, to execute the Purchase and Sale Agreement;
- Authorize the Director of Engineering Services, or his designee, to take such actions as are necessary to implement and administer the Purchase and Sale Agreement; and
- Approve an appropriation of \$640,000 to fund the costs associated with the acquisition.



Contact Information

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