

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

233



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 6, 2007

SUBJECT: Resolution No. 2007-197, Notice of Intention to Purchase Real Property in the Unincorporated Area of the County of Riverside, APNs 520-130-003 and 520-080-005

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the above-referenced resolution; and
2. Authorize the Director of the Department of Facilities Management to negotiate the purchase of vacant land from Grayburn Properties Inc., for a price not to exceed \$6,321,645; and
3. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not to exceed \$50,000

Robert Field, Director
Department of Facilities Management

RF:JRP:cm
10.871

FINANCIAL DATA	Current F.Y. Total Cost:	\$6,371,645	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: General Fund Land Acquisition Designation

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

FORM APPROVED COUNTY COUNSEL

APR 09 2007

BY: CIP TEAM

Dep't Recomm.: Consent Policy Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 5

Agenda Number:

2
3 Resolution No. 2007-197
4 Notice of intention to Purchase Real Property
5 Unincorporated Area of Riverside County, California
6 96.75 Acres of APNs 520-130-003 and 520-080-005

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside in regular session assembled on April 17, 2007, and NOTICE IS HEREBY
9 GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public
10 meeting on May 8, 2007, at 9:00 a.m. in the meeting room of the Board of Supervisors located
11 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
12 intends to authorize a transaction in which the County of Riverside will purchase certain real
13 property located just north of Interstate 10 and at the intersection of Tamarack Road and
14 Rushmore Avenue, County of Riverside, State of California, identified by Riverside County
15 Assessor's Parcel Numbers 520-130-003 and 520-080-005, more particularly described in
16 Exhibit "A" attached hereto and thereby made a part hereof, consisting of two (2) separate,
17 legal parcels accumulating approximately 96.75 acres at a purchase price of \$6,321,645.


18 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
19 Management is to expend a not-to-exceed amount of approximately \$50,000 to complete due
20 diligence on the property, consisting of a preliminary title report, appraisal costs, a hazardous
21 materials survey, and miscellaneous other studies as deemed necessary.

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

25 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department
of Facilities Management, or his designee, is authorized to execute the necessary documents
to complete this purchase of real property.

FORM APPROVED
COUNTY COUNSEL

APR 09 2007

BY 

Department of Facilities Management
Resolution No. 2007-197, Notice of Intention to Purchase Real Property in the
Unincorporated Area of the County of Riverside, APNs 520-130-003 and 520-080-005
April 6, 2007
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BACKGROUND: The Department of Facilities Management proposes that the County purchase a 96.75-acre site in the unincorporated area of the County of Riverside (hereinafter referred to as "the 96.75-acre site"). The 96.75-acre site is located just north of Interstate 10 and at the intersection of Tamarack Road and Rushmore Avenue. The purchase of the 96.75-acre site will help to contribute to the Mid-County Land Reserve. Such a reserve has been established to facilitate in the banking of County acquired property that has been purchased for its economic value, but has yet to be associated with a specific project.

The Department of Facilities Management will conduct typical due diligence over the next thirty-days to determine the Environmental condition of the property, and to review and resolve any title issues. Once the due diligence has been completed, the Department of Facilities Management will return to the Board on May 8, 2007, to seek the Board's authorization to purchase.

A budget adjustment will be included in the Third Quarter Budget Report.

