

2007.05.73

749



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
May 9, 2007

**SUBJECT:** Resolution No. 2007-243, Authorization 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;
2. Authorize the Chairman to execute the attached Purchase & Sale Agreement to complete the purchase of vacant land from Grayburn Properties, Inc., at a price of \$6,321,645;
3. Authorize the Director of the Department of Facilities Management or his designee to execute documents necessary to complete the escrow;

(Continued on page 2)

Robert Field, Director  
Department of Facilities Management

RF:JRF:cm  
10.932

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

<b>SOURCE OF FUNDS:</b> General Fund Land Acquisition Designation	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

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

**APPROVE**

**County Executive Office Signature** Jennifer L. Sargent

Policy  Policy

Consent  Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 3.19 4/17/07 | District: 5 | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.19

COUNTY COUNSEL

MAY 10 2007

BY   
Christian T. Kim

FISCAL PROCEDURES APPROVED  
ROBERT E. BYRD, Auditor-Controller

BY   
Susana Garcia, Deputy

Reviewed by  
CIP TEAM  
C.M. HANS

**RECOMMENDED MOTION:** (continued)

4. Approve the use of \$6,371,645 in Board-designated funds for this purchase; and
5. Approve and direct the Auditor-Controller to make the adjustments to designations and appropriations that are included in Attachment A.

**BACKGROUND:** On April 17, 2007, the Board adopted 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. The Department of Facilities Management recommended that the County purchase a 96.75-acre site located just north of Interstate 10 at the intersection of Tamarack Road and Rushmore Avenue. The purchase of this site will increase the Mid-County Land Reserve, which currently includes a 41-acre undeveloped parcel.

Funding is available from the General Fund for this purchase. The Capital Projects designation was established to allow the Board to take advantage of opportunities such as this.

The proposed land bank has been established in anticipation of future facility needs in this fast growth area. Due diligence investigations revealed no fatal flaws regarding biological and cultural resources and hazardous materials. The California Environmental Quality Act (CEQA) Environmental Assessment will be completed subsequent to determining the nature of the "Project" as defined by CEQA Guideline 15378. At this time, no meaningful information is available to perform a CEQA review. This opinion is supported by the California Court of Appeal case FRIENDS OF THE SIERRA RAILROAD, Plaintiff and Appellant, v. TUOLUMNE PARK AND RECREATION DISTRICT, Defendant and Respondent; TUOLUMNE BAND OF ME-WUK INDIANS, Real Party in Interest and Respondent.

The agreement has been reviewed and approved by County Counsel as to legal form.

## Attachment A

Decrease designations:		
10000-1100100000-320109	DFB-capital projects	\$6,371,645
Increase appropriations:		
10000-1101000000-551000	Operating transfers out	\$6,371,645
Increase estimated revenue:		
30700-1104200000-790500	Operating transfers in	\$6,371,645
Increase appropriations:		
30700-1104200000-540060	Improvements-land	\$6,371,645

2  
3 RESOLUTION NO. 2007-243  
4 AUTHORIZATION TO PURCHASE REAL PROPERTY  
5 APNs: 520-130-003 & 520-080-005

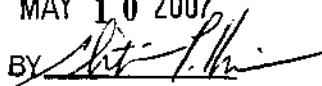
6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
7 County of Riverside, in regular session assembled on May 22<sup>nd</sup>, 2007, that the transaction in  
8 which the County of Riverside will purchase (from Grayburn Properties, Inc. a California  
9 Corporation) certain real property identified by Riverside County Assessor's Parcel Number  
10 520-130-003 & 520-080-005, more particularly described in Exhibit "A" attached hereto and  
11 thereby made a part hereof, consisting of two separate legal parcels of approximating 96.75  
12 acres of vacant land at a purchase price of six million, three hundred twenty-one thousand,  
13 six hundred forty-five dollars (\$6,321,645.00), is hereby approved.

14 BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased  
15 is necessary for use by the County of Riverside for use by the Department of Facilities  
16 Management and/or other County agencies.

17 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
18 Supervisors of the County of Riverside is authorized to execute the Purchase and Sale  
19 Agreement and Joint Escrow Instructions to complete this purchase of real property.

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

23 FORM APPROVED  
24 COUNTY COUNSEL

25 MAY 10 2007  
BY 

JRF:cm  
5/3/07  
10.933  
025EO



