

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, Auditor-Controller

FORM APPROVED COUNTY COUNSEL
BY: Joe S. Rank 10/31/07 BY Samuel Wong 10/31/07
DATE Deputy

Departmental Concurrence

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

730



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 31, 2007

SUBJECT: Resolution No. 2007-363, Authorization to Purchase Real Property in the City of Perris

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2007-363, Authorization to Purchase Real Property in the City of Perris, California APNs: 327-190-005, 006, 007, 009, 010, 011, 012, 014, 015, 017, 019 and all but a 1.18-acre portion of 020;
2. Authorize the Executive Office depot deposit into escrow \$9,000,000, plus the estimated closing and title insurance costs of \$40,000; and

(Continued on Page 2)

Robert Field, Director
Department of Facilities Management

RF:MDD:ss
11.088

FINANCIAL DATA	Current F.Y. Total Cost:	\$9,120,000	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$9,120,000	Budget Adjustment:	Yes
	Annual Net County Cost:		For Fiscal Year:	07/08
SOURCE OF FUNDS: General Fund Capital Project			Positions To Be Deleted Per A-30	<input type="checkbox"/>
Designation			Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

Consent Policy
 Consent Policy
 Dept't Recomm.: Per Exec. Ofc.:

RECOMMENDED MOTION (Cont'd):

3. Authorize the Executive Office to transfer up to \$80,000 from the General Fund Capital Project Designation account to the Department of Facilities Management (10000-7200400000) to cover various expenditures associated with this land acquisition transaction, including good faith option costs, due diligence costs, and staff time; and,
4. Direct the Auditor-Controller to adjust appropriations and estimated revenue as outlined in Attachment A.

BACKGROUND: On July 31, 2007, the Board of Supervisors approved Resolution 2007-036, the Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, State of California, identified by Riverside County Assessor's Parcel Number 327-190-005, 006, 007, 009, 010, 011, 012, 014, 015, 017, 019 and all but a 1.18-acre portion of 020, and authorized the Director of Facilities Management to immediately secure the real property described in the resolution.

Facilities Management is in the process of identifying and purchasing property in the Perris Valley region to provide a land bank for future county use; the land would serve as a site for various types of facilities necessary to serve this rapidly developing area. The department has identified a 57.02 acre vacant land located in the City of Perris to serve in this capacity.

Because the specific uses for the property have not been identified, no information in terms of a project is available to perform a meaningful California Environmental Quality Act (CEQA) review that would assess the extent of any identifiable environmental impact. CEQA defines a "Project" as an activity undertaken by a public agency which may cause a physical change in the environment. Any project requires environmental review before agency action; CEQA provides that the review must take place as early as possible, but late enough to provide meaningful information for environmental assessment. With regard to the proposed purchase, a full CEQA compliance review will be accomplished when actual uses are identified and project descriptions are available, and prior to any land alteration. In this instance, the purchase and change of title on the land being acquired does not require CEQA review.

County Counsel has reviewed and approved Resolution 2007-363, Authorization to Purchase Real Property, as to legal form.

FINANCIAL DATA: General Fund Capital Project Designation has been set aside for the acquisition, and no additional Net County Cost will be incurred as a result of this land purchase. All associated land acquisition costs are anticipated to be incurred in FY 07/08.

Purchase Price:	\$9,000,000
Estimated Title and Escrow Fees:	\$ 40,000
Estimated DOFM Staff Expense:	\$ 30,000
Estimated Due Diligence Expense:	<u>\$ 50,000</u>
Estimated Total:	\$9,120,000

ATTACHMENT A

Decrease Designations: 10000-1100100000-320109	DFB-Capital Projects	\$9,120,000
Increase Appropriations 10000-1100100000-551000	Operating Transfers Out	\$9,120,000
Increase Estimated Revenue: 30700-1104200000-790500	Operating Transfers In	\$9,120,000
Increase Appropriations 30700-1104200000-540040	Land	\$9,120,000
Increase Estimated Revenue: 10000-7200400000-778280	Reimburse for Services	\$ 80,000
Increase Appropriations: 10000-7200400000-523230	Misc. Expense	\$ 80,000

III.A.



Board of Directors

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General Manager

Anthony J. Pack

Director of the

Metropolitan Water

District of So. Calif.

Randy A. Record

Legal Counsel

Redwine and Sherrill

October 30, 2007

TO: Board of Directors
FROM: General Manager
SUBJECT: Approve and Authorize the Execution of An Agreement for Purchase and Sale and Joint Escrow Instructions

RECOMMENDATION

That the Board, by Minute Order, approve and authorize the sale of 57.02 acres of excess real property (Assessor's Parcel Numbers 327-190-005; 006; 007; 009; 010; 011; 012; 014; 015; 017; 019, and all but a 1.18 acre portion of 020) to the County of Riverside; and authorize the General Manager to execute an Agreement of Purchase and Sale and Joint Escrow Instructions in the amount of \$9,000,000.

Concur:

Anthony J. Pack
General Manager

Submitted by:

Charles J. Bachmann
Assistant General Manager
Engineering

Directors: All
Divisions: All

BACKGROUND

The District has declared 57.02 acres of property on Trumble Road as excess to the District's needs. The land was offered for sale to all public agencies in accordance with Government Code Section 54222. An independent appraisal of the property as of December 28, 2006 indicated a market value of \$9,000,000. The County of Riverside has offered to purchase the property at the appraised value. Upon execution of a purchase and sale agreement by the District and the County, a joint escrow will be opened. The agreement was drafted by the District's Legal Counsel and approved in form by Riverside County.

JBL:mah

Finance



Purchasing/Contracts



Author: Joseph B. Lewis

3:

ExcessProperty57 02acres Brdletter 103007.doc

2
3 Resolution No. 2007-363
4 Authorization to Purchase Real Property
5 In the City of Perris, California
6 APNs: 327-190-005, 006, 007, 009, 010, 011, 012, 014, 015, 017, 019
7 and all but a 1.18-acre portion of 020

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
9 Supervisors of the County of Riverside, State of California, in regular session assembled on
10 November 6, 2007, at 9:00 a.m. in the meeting room of the Board of Supervisors, located on
11 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
12 authorizes a transaction in which the County of Riverside will purchase (from Eastern
13 Municipal Water District) certain real property located at the West side of Trumble Road, from
14 Mapes Road on the South to Ellis Avenue on the North, and east to Sherman Road, in the City
15 of Perris, County of Riverside, State of California, identified by Riverside County Assessor's
16 Parcel Number 327-190-005, 006, 007, 009, 010, 011, 012, 014, 015, 017, 019 and all but a
17 1.18-acre portion of 020, more particularly described in Exhibit "A" attached hereto and
18 thereby made a part hereof, consisting of one separate, legal lot of 57.02 acres at a purchase
19 price not- to-exceed nine million (\$9,000,000), plus miscellaneous escrow closing costs and
20 preliminary title report, in the approximate amount of forty thousand dollars (\$40,000).

21 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
22 Management (DOFM) is to expend a not-to-exceed amount of eighty thousand (\$80,000) in
23 General Fund Capital Project Designation account, to complete due diligence on the property,
24 consisting of a preliminary title report, appraisal costs, a hazardous materials survey, DOFM
25 staff time and miscellaneous other studies as may be deemed necessary. Any unused funds
will be retained by the General Fund Capital Project Designation Account.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

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
BY:  11/11/07
DATE
JOE S. RANK

Attachment A

Eastern Municipal Water District land on Trumble Road
APNs: 327-190-005; 006; 007; 009; 010; 011; 012; 014; 015; 017; 019
and all but a 1.18 acre portion of 020

