

2007.11.220

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

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 14, 2007

SUBJECT: Resolution 2007-424, Notice of Intention to Purchase Real Property, and Resolution No. 2007-425, Notice of Intention to Reimburse the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2007-424, Notice of Intention to Purchase Real Property – located at 54011 Tamarack, in the unincorporated area of Cabazon, Riverside County, California 92282 further described as Assessor's Parcel Number 520-130-004;
2. Approve Resolution No.2007-425, a Resolution of the Board of Supervisors of the County of Riverside Declaring its Intent to Reimburse the County of Riverside for Expenditures on the Acquisition of the subject property obligations to be issued by the County of Riverside and Directing Certain Actions;

(Continued on Page 2)

Robert Field, Director
Department of Facilities Management

RF:BP:VY:cm
11.145

FINANCIAL DATA	Current F.Y. Total Cost:	\$324,380	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$324,380	For Fiscal Year:	07/08

SOURCE OF FUNDS: Capital Improvement Project	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

BY: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: Pamela J. Walls
DATE: 12/10/07

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

RECOMMENDED MOTION: (Continued)

3. Authorize the Department of Facilities Management to negotiate the purchase of the subject property from Select Ventures, Inc., a California Corporation for a price not-to-exceed \$315,000;
4. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$9,380; and
5. Authorize the Executive Office to transfer \$9,380 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 due diligence costs, transaction cost, and staff time, with any unused funds to be returned to the General Fund Capital Project Designation account.

BACKGROUND: On June 1, 2007, the County purchased the Grayburn Property which together with the existing and contiguous County owned acreage provides the County with over 139 +/- acres for a future proposed facility in the Cabazon area.

The purchase of the property at 54011 Tamarack will provide the County with full ownership of the entire area, proposed for future development. The existing home located on the property may eventually be used as a construction management office and storage area during the construction of a proposed facility.

This project is exempt from the provisions of the California Environmental Quality Act (CEQA), specifically by CEQA Guidelines: Section 15303 - Conversion of Small Structures, Class 3 (a) – One single-family residence in a residential zone, and Section 15061 General Rule – With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

Pursuant to CEQA Guidelines Section 15062, a Notice of Exemption was filed with the Riverside County Clerk on August 17, 2007, which has been posted for public inspection for 30 days.

County Counsel has reviewed and approved Resolution 2007-424, Notice of Intention to Purchase Real Property, and Resolution, 2007-425, a Resolution of the Board of Supervisors of the County of Riverside Declaring its Intent to Reimburse the County of Riverside for Expenditures on the Acquisition of 54011 Tamarack, Cabazon, California 92282, for obligations to be issued by the County of Riverside and directing certain actions, as to legal form.

(continued)

Department of Facilities Management
Resolution 2007-424, Notice of Intention to Purchase Real Property, and Resolution No.
2007-425, Notice of Intention to Reimburse the County of Riverside
November 14, 2007
Page 3

FINANCIAL DATA: The following summarizes the funding necessary to acquire Assessor's Parcel Number 520-130-004:

Purchase Price:	\$315,000
Estimated Title and Escrow Charges	\$ 2,500
DOFM Real Property Costs	\$ 6,500
Appraisal Costs	<u>\$ 380</u>
Total Estimated Acquisition Costs:	\$324,380

All costs associated with this property acquisition are fully funded through the Capital Improvement Project Budget for FY 07/08. Thus no additional Net County costs will be included as a result of this transaction.

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3 Resolution No. 2007- 424
4 Notice of Intention to Purchase Real Property
5 54011 Tamarack, Cabazon, California 92282
6 0.28 Acres, Assessor's Parcel Number 520-130-004

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside in regular session assembled on December 18, 2007, and NOTICE IS
9 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its
10 public meeting on January 15, 2008, at 9:00 a.m. in the meeting room of the Board of
11 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
12 Riverside, California, intends to authorize a transaction in which the County of Riverside will
13 purchase certain real property located at 54011 Tamarack, Cabazon, State of California,
14 identified by Riverside County Assessor's Parcel Number 520-130-004, more particularly
15 described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of one
16 separate, legal lot of 0.28 acres which includes an approximate 1,460 square foot single family
17 home at a purchase price not-to-exceed three hundred fifteen thousand dollars (\$315,000),
18 plus miscellaneous escrow closing costs in the approximate amount of two thousand five
19 hundred dollars (\$2,500).

20 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
21 Management is to expend approximately six thousand eight hundred and eighty dollars
22 (\$6,880) to complete due diligence on the property, consisting of a preliminary title report,
23 appraisal costs and miscellaneous other studies as deemed necessary.

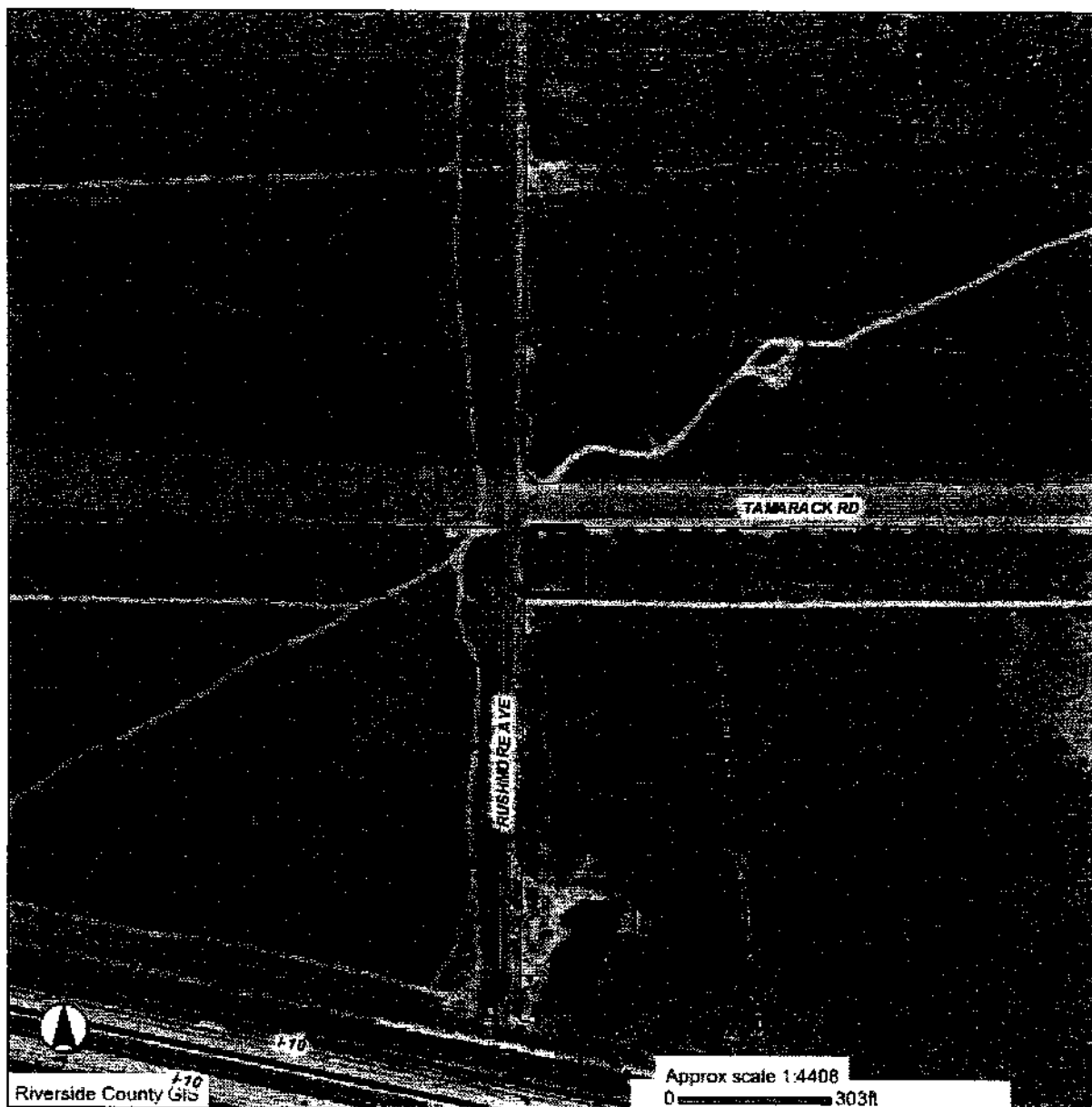
24 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
25 Supervisors is directed to give notice hereof as provided in Section 6063 of the Government
Code.

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.

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FORM APPROVED COUNTY COUNSEL
BY: Pamela J. Walls 12/10/07
PAMELA J. WALLS DATE

EXHIBIT A



Selected parcel(s):
520-130-004

LEGEND

SELECTED PARCEL

PARCELS

CIRCULATION ELEMENT
 ULTIMATE RIGHT-OF-WAY
(APPROX)

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Nov 14 16:32:48 2007

1 **WHEREAS**, at the time of the reimbursement, the County will evidence the
2 reimbursement in a writing which identifies the allocation of the proceeds of the Debt to the
3 County, for the purpose of reimbursing the County for the acquisition purchase price, title and
4 escrow fees, staff expense, due diligence and pre-design cost expenditures made prior to the
issuance of debt;

5 **WHEREAS**, the County reasonably expects to make the reimbursement allocation no
6 later than eighteen (18) months after the later of (i) the date on which the earliest original
7 expenditure for the Facility is paid or (ii) the date on which such Facility is placed in service (or
8 abandoned), but in no event later than three (3) years after the date on which the earliest
original expenditure for the Facility is paid; and

9 **WHEREAS**, it is in the public interest and for the public benefit that the County
declares its official intent to reimburse the expenditures referenced herein.

10 **NOW, THEREFORE, BE IT RESOLVED**, by the County of Riverside Board of
11 Supervisors, as follows:

- 12 1. The County will undertake acquisition services for 54011 Tamarack, Cabazon,
California 92282, on behalf of the County of Riverside.
- 13 2. The County hereby declares it's intent to reimburse itself for (i) costs associated
14 with the development of the facility prior to the date of issuance of the Obligations
15 and (ii) to use a portion of the proceeds of the Obligations for reimbursement to the
16 County for expenditures for the Facility that are paid before the date of issuance of
the Obligations.
- 17 3. The County understands that, pursuant to United States Income Tax Regulations
18 section 1.150-2(d), in order for a reimbursement from Obligations for the cost of a
19 portion of the Facility to be deemed spent for federal income tax purposes, such
20 reimbursement needs to occur no later than 18 months after the later of (i) the date
21 such expenditure was paid, or (ii) the date the portion of the Facility for which such
22 expenditure was made is placed in service, but in no event may any such
expenditure being reimbursed be made more than three (3) years after such
expenditure was paid.

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The foregoing resolution was passed and adopted by the Board of Supervisors for the County of Riverside at a regular meeting held on the ____ day of _____, 2007, by the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

ATTEST:

Nancy Romero
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

County Counsel

By: *[Signature]*
~~Deputy Assistant~~

VY:pa
12/07/07
025EO
11.146