

2007-11-231

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 21, 2007

SUBJECT: Resolution 2007-503, Notice of Intention to Purchase Real Property in the City of Blythe, California, and Resolution 2007-504, Intent to Reimburse the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution 2007-503, Notice of Intention to Purchase Real Property, located in the City of Blythe, County of Riverside, Assessor's Parcel Number 845-122-002;
2. Approve Resolution No. 2007-504, 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 a 7,500 square foot site (Assessor's Parcel Number 845-122-001), in the City of Blythe, County of Riverside, California, Obligations to be Issued by The County of Riverside, and Directing Certain Actions;
(Cont'd)

Robert Field, Director
Department of Facilities Management

RF:VY:cm
11.302

FINANCIAL DATA	Current F.Y. Total Cost:	\$54,350	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08
SOURCE OF FUNDS: Fleet Services Department – Retained Earnings			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.:

District: 4th

Agenda Number:

3.30

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

Departmental Concurrence

Only
C.M. HANS

RECOMMENDED MOTION: (Continued)

3. Authorize the Department of Facilities Management to negotiate the purchase of the subject property from Nancy Ehlers Boldman and Sally Ehlers Stillion at a price not-to-exceed \$26,000;
4. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$28,350; and
5. Authorize the Executive Office to transfer \$28,350 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:

The Department of Facilities Management proposes that the County of Riverside purchase a 7,500 square foot vacant site in the City of Blythe, County of Riverside. The property is located near the southeast corner of Barnard Street and Main Street and is contiguous to the existing Fleet Services site located on Spring Street in the City of Blythe. This proposed site combined with a contiguous 7,500 square foot parcel will be used to expand the existing Fleet Services site and provide ample room for a fuel island, carwash and parking needs of the Department.

Pursuant to the California Environmental Quality Act (CEQA) Article 5, (Preliminary Review and Conduct of Initial Study), the Facilities Management Department has determined that in accordance with CEQA Guidelines Section 15063, an Initial Study will determine if the project may have a significant impact on the environment. It is anticipated there will be no substantial evidence of significant impact on the environment and that a (Mitigated) Negative Declaration will be prepared after the Initial Study. The final CEQA documentation and findings will be presented to the Board concurrent with the Authorization to Purchase.

County Counsel has reviewed and approved Resolution 2007-503, Notice of Intention to Purchase Real Property and Resolution 2007-504, 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 a 7,500 square foot site in the City of Blythe, County of Riverside, California obligations to be issued by the County of Riverside and Directing Certain Actions, as to legal form.

(Cont'd)

Department of Facilities Management
Resolution 2007-503, Notice of Intention to Purchase Real Property in the City of Blythe,
California, and Resolution 2007-504, Intent to Reimburse the County of Riverside
November 21, 2007
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FINANCIAL DATA:

The following summarizes the funding necessary to acquire Assessor's Parcel Number
845-122-002:

Purchase Price:	\$26,000
Estimated Title and Escrow Charges	\$ 1,000
Due Diligence Expense	\$17,500
Estimated Real Property Appraisal	\$ 2,650
DOFM Real Property Costs	<u>\$ 7,200</u>
Total Estimated Acquisition Costs:	\$54,350

All costs associated with this property acquisition are fully funded through the Fleet
Services Department using retained earnings for FY 07/08, and no additional Net County
Costs will be incurred as a result of this transaction.

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3 Resolution No. 2007- 503
4 Notice of Intention to Purchase Real Property
5 In the City of Blythe, County of Riverside, California
6 APN 845-122-002

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 in the City of Blythe, County of Riverside, State of
14 California, identified by Riverside County Assessor's Parcel Number 845-122-002, more
15 particularly described in Exhibit "A", attached hereto and thereby made a part hereof,
16 consisting of one separate, legal lot of 7,500 square feet at a purchase price not-to-exceed
17 twenty-six thousand dollars (\$26,000), plus miscellaneous escrow and closing costs in the
18 approximate amount of one thousand dollars (\$1,000).

19 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
20 Management is to expend approximately twenty-seven thousand, three hundred-fifty dollars
21 (\$27,350) to complete due diligence on the property, a preliminary title report, appraisal costs,
22 a hazardous materials survey and miscellaneous other studies as deemed necessary.

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

VY:pa
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001PU
11.303

Exhibit A - 845-122-002




Selected parcel(s):
845-122-002

LEGEND

 SELECTED PARCEL

 PARCELS

 PARKS,
NATIONAL FORESTS,
NATIONAL MONUMENTS

 BLYTHE

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 21 08:06:26 2007

1 **WHEREAS**, the County expects to expend funds (other than funds derived from the
2 issuance of bonds) on expenditures relating to acquisition purchase price, title and escrow
3 fees, staff expense, due diligence and pre-design of the facilities prior to the issuance of Debt,
4 which expenditures will be properly chargeable to a capital account under general federal
5 income tax principles; and the County reasonably expects to be reimbursed for such
6 development cost expenditures with the proceeds of the Debt;

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

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

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

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

- 21 1. The County will undertake acquisition services for a 7,500 square foot site in the
22 City of Blythe in the County of Riverside on behalf of the County.
- 23 2. The County hereby declares it's intent to reimburse itself for (i) costs associated
24 with the development of the facility prior to the date of issuance of the Obligations
25 and (ii) to use a portion of the proceeds of the Obligations for reimbursement to the
26 County for expenditures for the Facility that are paid before the date of issuance of
27 the Obligations.

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3. The County understands that, pursuant to United States Income Tax Regulations section 1.150-2(d), in order for a reimbursement from Obligations for the cost of a portion of the Facility to be deemed spent for federal income tax purposes, such reimbursement needs to occur no later than 18 months after the later of (i) the date such expenditure was paid, or (ii) the date the portion of the Facility for which such 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.

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: 
Assistant Deputy

VY:pa 25
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001PU
11.304