



MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

Larry Parrish
County Executive Officer

January 9, 2008

TO: Nancy Romero
Clerk of the Board

FROM: Bill Luna, Assistant CEO/Finance

RE: CONTINUANCE

Please continue the following items to January 29, 2008:

Facilities Management is requesting a continuance for each of the following items:

Res. 2007-424, Res. 2007-477, Res. 2007-499, Res. 2007-501,
Res. 2007-485, Res. 2007-503.

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2007-12-247

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

FROM: Department of Facilities Management

SUBMITTAL DATE:
December 5, 2007

SUBJECT: Resolution No. 2007-477, Notice of Intention to Purchase Real Property in Unincorporated Area of Riverside County and Resolution 2007-478, Notice of Intent to Reimburse the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2007-477, Notice of Intention to Purchase Real Property located in the Rancho California Area in the unincorporated area the County of Riverside, Accessor's Parcel Number 924-260-006;
2. Approve resolution No. 2007-478, 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)

RF:BP:cm
11.250

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,815,300	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: Developer Impact Fees (DIF)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer J. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for Tuesday, January 15, 2008, at 9:00 a.m.

Ayes: Buster, Tavaglione, Stone, Wilson, and Ashley
 Nays: None
 Absent: None
 Date: December 18, 2007
 xc: Fac. Mgmt., CIP, E.O., COB(2)
 NR

Nancy Romero
 Clerk of the Board
 BY:
 Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

FORM APPROVED COUNTY COUNSEL
 BY: JOE S. RANK
 DATE: 12/17/07
 Departmental Concurrence
 Policy Policy
 Consent Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

RECOMMENDED MOTION: (Continued)

3. Authorize the Department of Facilities Management to negotiate the purchase of the subject property from the Temecula Public Cemetery District for a price not-to-exceed \$1,756,800;
4. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$58,500; and
5. Authorize the Executive Office to transfer \$58,500 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.

BACKGROUND: The Department of Facilities Management proposes that the County of Riverside purchase a 21.96 +/- acre site in the Rancho California Area in the unincorporated area of the County of Riverside. The property is located near the intersection of Mesa Road and Glen Oaks Road. A fire station at this location is needed to meet the growing demands of residential development, population growth and to maintain recommended response times.

Due to significant geological characteristics, rock outcroppings, perennial stream channel and impacts to the site in the after condition as a result of construction of the fire station, it was determined that to locate and construct the fire station with least disruption to the environment necessitated the purchase of the entire 21.96 acre site.

Pursuant to the California Environmental Quality Act (CEQA) Article 5, Preliminary Review and Conduct of Initial Study, the Facilities Management Department has determined that an Initial Study is the appropriate level of documentation for the Notice of Intent.

In accordance with CEQA Guidelines Section 15063, the department will conduct the Initial Study to determine if the project may have a significant effect on the environment. It is anticipated that a Mitigated Negative Declaration will be prepared after the Initial Study. The CEQA documentation and findings will be presented to the Board of Supervisors concurrent with the Authorization to Purchase.

(continued)

Department of Facilities Management
Resolution No. 2007-477, Notice of Intention to Purchase Real Property in
Unincorporated Area of Riverside County and Resolution 2007-478, Notice of Intent to
Reimburse the County of Riverside.
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BACKGROUND: (continued)

County Counsel has reviewed and approved Resolution 2007-477, Notice of Intention to Purchase Real Property, and Resolution 2007-478, 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 21.96+/- acre site in the Rancho California Area of Temecula in the Unincorporated Area of the County of Riverside, California. Obligations to be issued by the County of Riverside and Directing Certain Actions, as to legal form.

FINANCIAL DATA: The following summarizes the funding necessary to acquire Assessor's Parcel Number 924-260-006:

Purchase Price:	\$1,756,800
Estimated Title and Escrow Charges	\$ 7,500
Estimated Due Diligence Expense	\$ 35,000
DOFM Real Property Costs	\$ 10,000
Estimated Appraisal Costs	\$ <u>6,000</u>
Total Estimated Acquisition Costs:	\$1,815,300

The Department will return to the Board under separate cover to formalize any necessary budget adjustments related to the purchase of this property.