

2008.01.273

751



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 18, 2008

SUBJECT: Resolution No. 2008-090, Authorization to Purchase Real Property located in the unincorporated area of Cabazon, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP);
2. Approve Resolution No. 2008-090, Authorization to Purchase Real Property, known as Assessor's Parcel Number 520-130-004, consisting of a single family home on .24 acres located at 54011 Tamarack Road, Cabazon, at a purchase price of \$315,000 plus miscellaneous transaction costs in the approximate amount of \$9,380 from Select Ventures Inc., a California Corporation;

(continued on page 2)

for T.L. Miller

Robert Field, Director
Department of Facilities Management

RF:VY:cm
11.332

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:	\$ -0-	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 type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

3.22

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL

BY: *Joe S. Rank*

JOE S. RANK
DATE: 1/18/08

Reviewed by

CIP TEAM

Serena Chow
Serena Chow

Department of Facilities Management

Resolution No. 2008-090, Authorization to Purchase Real Property located in the unincorporated area of Cabazon, County of Riverside, California

January 18, 2008

Page 2

RECOMMENDED MOTION: (Continued)

3. Approve the Agreement of Purchase and Joint Escrow Instructions and Authorize the Chairman to execute the documents necessary to complete the purchase;
- 4.. Authorize and Direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction; and
5. Authorize the Director of the Department of Facilities Management or his designee to execute any other documents and administer all actions necessary to complete this transaction.

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 facilities in the Cabazon area.

The proposed 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.

On December 18, 2007, the Board approved Resolution No. 2007-424, Notice of Intention to Purchase Real Property and Resolution No. 2007-425, Intent to Reimburse the County of Riverside.

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 was posted for public inspection for thirty (30) days.

The Purchase and Sale Agreement has been reviewed and approved by County Counsel as to legal form.

(continued)

Department of Facilities Management
Resolution No. 2008-090, Authorization to Purchase Real Property located in the
unincorporated area of Cabazon, County of Riverside, California
January 18, 2008
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	\$ 6500
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 Budget for FY 07/08. Thus no additional Net County costs will be incurred as a result of this transaction.

Board of Supervisors

County of Riverside

RESOLUTION NO. 2008-090
AUTHORIZATION TO PURCHASE REAL PROPERTY
54011 TAMARACK, CABAZON, CALIFORNIA
APN: 520-130-004

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors, of the County of Riverside, in regular session assembled on January 29, 2008, that the Board authorizes the purchase of real property in the unincorporated area of Cabazon, County of Riverside, State of California, known as Assessor's Parcel Numbers 520-130-004, more particularly described in Exhibit "A" attached hereto and made a part hereof, consisting of a single family home on .24 acres in Cabazon from Select Ventures Inc., a California Corporation, in the amount of three hundred fifteen thousand dollars (\$315,000), together with title insurance, escrow charges and associated transaction fees of approximately nine thousand three hundred eighty dollars (\$9,380).

BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of Supervisors of the County of Riverside is authorized to execute the documents to complete the purchase.

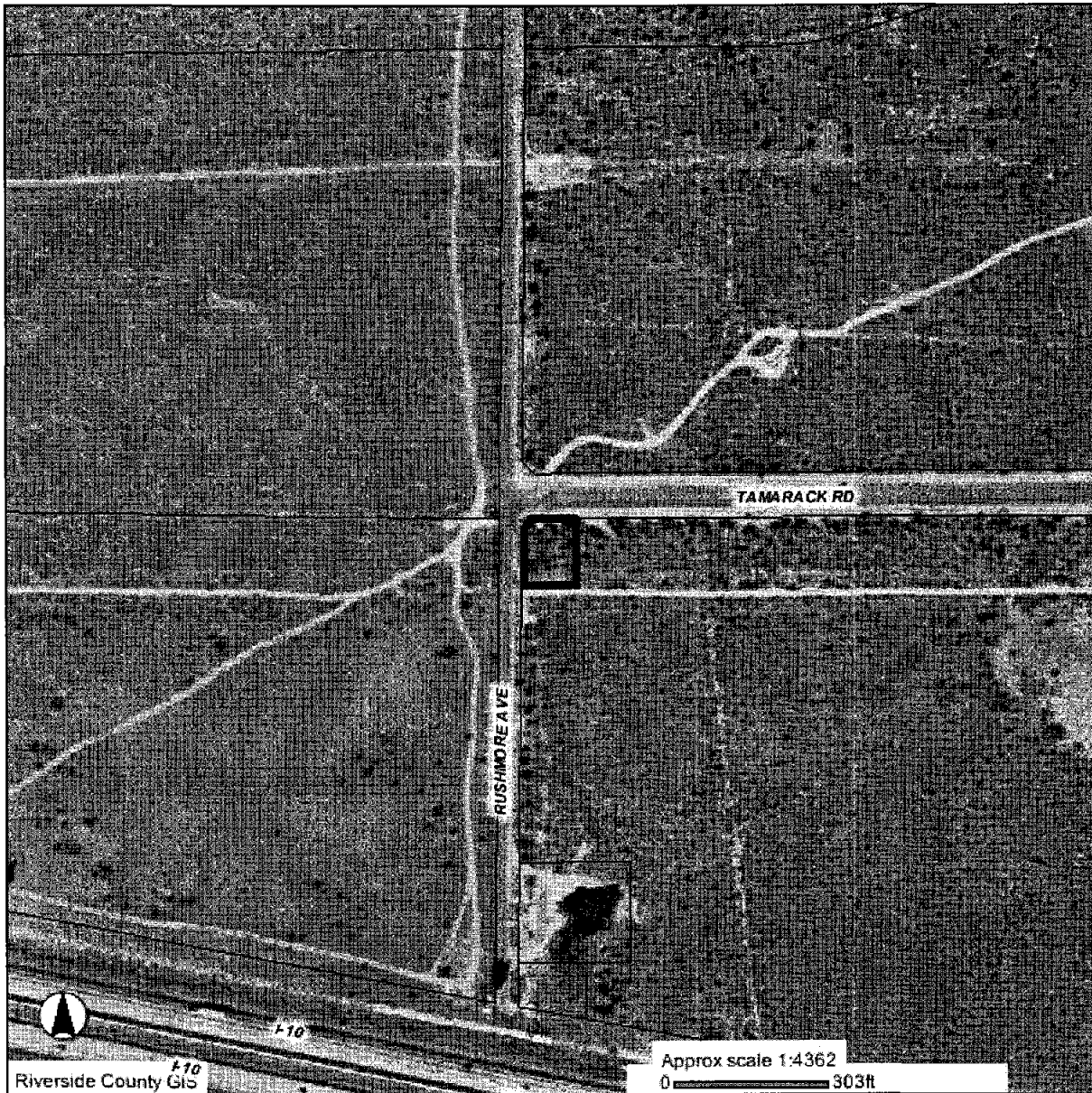
BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department of Facilities Management, or his designee, is authorized to execute the necessary documents to complete this transaction.

///
///
///

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 1/18/08
DATE: 1/18/08
BY: JOE S. RANK

VY:cm
01/18/08
025EO
11.331

Exhibit A



Selected parcel(s):
520-130-004

LEGEND

SELECTED PARCEL

PARCELS

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...Thu Jan 17 17:35:37 2008