

2008.01275

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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
January 22, 2008

**SUBJECT:** Resolution No. 2008-097, Authorization to Purchase Real Property located in the Rancho California area of Temecula in the unincorporated area of the County of Riverside

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), an Initial Study was prepared and demonstrated that the project would not have any significant impacts on the environment with implementation of the mitigation measures contained in the Initial Study;
2. Approve Resolution No. 2008-097, Authorization to Purchase Real Property located in the Rancho California area of Temecula in the unincorporated area of the County of Riverside, Assessor's Parcel Number 924-260-006 and further described as 37700 Glen Oaks Road from the Temecula Public Cemetery District;

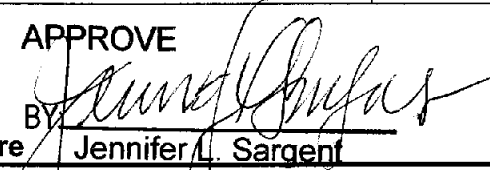
(Continued on page 2)

*Lisa Brandl for*  
  
 Robert Field, Director  
 Department of Facilities Management

RF:BFP:cm  
11.521

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

SOURCE OF FUNDS: CIP – General Fund Designation	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
 BY:   
 County Executive Office Signature | Jennifer L. Sargent

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY:   
 SUSANA GARCIA-BOCANEGRA  
 1/23/08

FORM APPROVED COUNTY COUNSEL  
 BY: *Synthia M. Gunzel*  
 SYNTHIA M. GUNZEL  
 DATE: 1-23-08

Departmental Concurrence

*Serena Chow*  
 SERENA CHOW  
 Policy  
 Policy

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

**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 an direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction;
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; and
6. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Capital Fund budget (7200400000) as specified as Schedule "A" and the Executive Office's FY 2007/08 budgets (1101000000) and (1104200000) as specified on Schedule "B".

**BACKGROUND:** The Department of Facilities Management proposes that the County of Riverside purchase a 21.96 +/- acre site in the Rancho California area of Temecula 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.

On December 18, 2007, the Board approved Resolution No. 2007-477, Notice of Intention to Purchase Real Property in the Rancho California area of Temecula in the unincorporated area of the County of Riverside and Resolution No. 2007-478, Intent to Reimburse the County of Riverside.

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.

In accordance with the CEQA (Public Resources Code Section 21000-21178.1), an Initial Study was prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project.

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Department of Facilities Management  
Resolution No. 2008-097, Authorization to Purchase Real Property located in the  
Rancho California area of Temecula in the unincorporated area of the County of  
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**BACKGROUND:** (continued)

The analysis contained in the Initial Study demonstrates that the project would not have any significant impacts on the environment with the implementation of the mitigation measures contained in the Initial Study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated 30-day public review and comment period from November 28, 2007 to December 27, 2007. On December 28, 2007 the State of California Governor's Office of Planning and Research, notified Facilities Management that the IS/MND complies with the requirements of CEQA.

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

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

All costs associated with this property acquisition transaction are fully funded from the CIP – General Fund Designation Budget for FY 07/08.

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Department of Facilities Management  
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**SCHEDULE "A"**

**Increase Estimated Revenues:**

10000-7200400000-778280 ✓	Reimbursement for Services	\$58,500
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**Increase Appropriations:**

10000-7200400000-525400 ✓	Title Company Services	\$58,500
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**SCHEDULE "B"**

**Decrease Designations:**

10000-1100100000-320109 <sup>98</sup> DFB Capital Projects \$1,815,300

**Increase Appropriations:**

10000-1101000000-551000 ✓ Operating Transfers-Out \$1,815,300

**Increase Estimated Revenues:**

30700-1104200000-790500 ✓ Operating Transfers-In \$1,815,300

**Increase Appropriations:**

30700-1104200000-540040 ✓ Land \$1,815,300

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3 Resolution No. 2008-097  
4 Authorization to Purchase Real Property  
5 Located in the Rancho California area of the unincorporated area of Riverside County  
6 APN: 924-260-006 (consisting of 21.96 acres)

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
8 County of Riverside in regular session assembled on January 29, 2008, at 9:00 a.m. in the  
9 meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative  
10 Center, 4080 Lemon Street, Riverside, California, authorizes a transaction in which the County  
11 of Riverside will purchase from the Temecula Public Cemetery District that certain real  
12 property located in the Rancho California area of the unincorporated area of the County of  
13 Riverside, State of California, identified by Riverside County Assessor's Parcel Number 924-  
14 260-006, more particularly described in Exhibit "A" attached hereto and thereby made a part  
15 hereof, consisting of vacant lot of 21.96 +/- acres at a purchase price of One Million Seven  
16 Hundred Fifty-Six Thousand Eight Hundred Dollars (\$1,756,800), plus miscellaneous escrow  
17 closing costs in the approximate amount of Seven Thousand Five Hundred Dollars (\$7,500).

18 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities  
19 Management is to expend a not-to-exceed amount of Fifty-one Thousand Dollars (\$51,000) to  
20 complete due diligence on the property, consisting of a preliminary title report, appraisal costs,  
21 a hazardous materials survey and miscellaneous other studies as deemed necessary.

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

25 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 Clerk of the Board, or her  
designee, certify acceptance of any documents running in favor of the County to complete this  
purchase.

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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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BP:cm  
01/22/08  
032FR  
11.520

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 1-23-08  
SYNTHIA M. GUNZEL DATE

# EXHIBIT "A"

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Riverside, Unincorporated Area, and described as follows:**

Lot 5 of Tract 14085, in the County of Riverside, State of California, as shown by map on file in book 122, Pages 33 to 35 of Maps, Records of Riverside County, California.

(End of Legal Description)