

2008.01.280

984



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
February 7, 2008

SUBJECT: Resolution No. 2008-032, Authorization to Purchase Real Property in the Unincorporated Eastvale Area of Western Riverside County

RECOMMENDED MOTION: That the Board of Supervisors:

1. In accordance with the California Environmental Quality Act (CEQA), adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) as the appropriate level of CEQA documentation (Attachment A) for the Fire Station 27 and Hamner/Schleisman Community Center Project;
2. Approve Resolution No. 2008-032, Authorization to Purchase Real Property in the unincorporated Eastvale area of the County of Riverside, Assessor's Parcel Number 152-050-004, consisting of 0.58 acre parcel of land at a purchase price of \$556,000, plus miscellaneous transaction costs in the approximate amount of \$43,000 from Chien-Ru Liu and Mei-Wei Yen Liu;

(Continued on Page 2)

Reviewed by
CIP TEAM
Christopher Hans
Christopher Hans

Robert Field

RF:SAV:pa
11.407

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$599,000	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: Development Impact Fees (30526)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY *Susana Garcia-Bocanegra* 2/14/08
SUSANA GARCIA-BOCANEGRA

FORM APPROVED COUNTY COUNSEL
BY *Synthia M. Gunzel* 2-13-08
DATE
SYNTHIA M. GUNZEL
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: #3.17 on 06/05/07;
3.11, 1/15/08

District: 2

Agenda Number:

3.28

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Approve the Agreement of Purchase and Joint Escrow Instruction 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;
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;
6. Direct the Executive Office to transfer up to \$599,000 from Development Impact Fee Eastvale Area Plan (AP5) Community Center/Park Facilities Fund 30526 to Facilities Management as needed, pursuant to contracts and billings received for the purchase of APN 152-050-004; and
7. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Real Property budget (7200400000) as specified on Schedule A.

BACKGROUND: The Department of Facilities Management proposes that the County of Riverside purchase a 0.58 +/- acre site in the unincorporated community of Eastvale. The property is located on the west side of Hamner Avenue, two parcels south of Schleisman Road and is referred to as Assessor's Parcel Number 152-050-004. This site is one of three contiguous sites that are being purchased to facilitate a plan to develop a coordinated campus consisting of a community center, child care center and fire station which will provide much needed public services in a rapidly growing unincorporated community of Eastvale.

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.

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 measure contained in the Initial Study. The IS/MND was prepared and circulated for the mandated thirty (30) day public review and comment period from November 14, 2007 to December 13, 2007.

(Continued)

BACKGROUND: (Continued)

On December 17, 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. Pursuant to CEQA, Section 15074, the County shall consider all comments received during the review period prior to adoption of the IS/MND. The comment letters, the response to comments and Notice of Determination are included in Attachment A.

Pursuant to CEQA (Public Resources Code, Section 21081.6), the County is required to adopt a "reporting or monitoring" plan for the mitigation identified in the IS/MND to mitigate or avoid significant effect on the environment. The MMRP contained in the final IS/MND presented to the Board for adoption is designed to ensure compliance during project implementation.

The Notice of Determination pursuant to CEQA Guidelines, Section 15075, is included as Attachment A.

The Department of Facilities Management (DOFM) has negotiated the acquisition of the 0.58 acre parcel (Assessor's Parcel Number 152-050-004) from Chien-Ru Liu and Mei-Wei Yen Liu for a purchase price of \$556,000. There are transaction costs of \$43,000 associated with this acquisition.

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

FINANCIAL DATA: The following summarizes the funding necessary to acquire Assessor's Parcel Number 152-050-004:

Purchase Price:	\$556,000
Estimated Title and Escrow Charges	\$ 3,000
Due Diligence Expense	\$ 25,000
Estimated Appraisal Costs:	\$ 7,000
DOFM Real Property Costs	<u>\$ 8,000</u>
Total Estimated Acquisition Costs:	\$599,000

On January 25, 2008, the Board approved Item 3.11, Resolution No. 2008-017, Notice of Intention to Purchase Real Property in the Unincorporated Eastvale Area of the County of Riverside, which authorized the use of up to \$599,000 from Development Impact Fee Eastvale Area Plan (AP5) Community Center/Park Facilities Fund costs associated with the purchase of Assessor's Parcel Number 152-050-004. Thus, all costs associated with this transaction will be fully funded by Development Impact Fees and no additional Net County Cost will be incurred.

(Continued)

Department of Facilities Management
Resolution No. 2008-032, Authorization to Purchase Real Property in the
Unincorporated Eastvale Area of Western Riverside County
February 7, 2008
Page 3

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280	Reimbursement for Services	\$43,000
-------------------------	----------------------------	----------

Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$43,000
-------------------------	------------------------	----------

2 Resolution No. 2008-032
3 Authorization to Purchase Real Property
4 In the Unincorporated Eastvale Area of Western Riverside County
Assessor's Parcel Number 152-050-004

5 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
6 County of Riverside in regular session assembled on February 26, 2008, approve the purchase
7 of real property located on the west side of Hamner Avenue, two parcels south of Schleisman
8 Road, in the unincorporated Eastvale area of Western Riverside County, State of California
9 known as Assessor's Parcel Number 152-050-004, more particularly described in Exhibits "A"
10 and "B", attached hereto and made a part hereof, consisting of 0.58 acres of vacant land from
11 Chien-Ru Liu and Mei-Wei Yen Liu, in the amount of Five Hundred Fifty-six Thousand Dollars
12 (\$556,000) together with title insurance, escrow charges and associated transaction fees of
13 approximately Forty-three Thousand Dollars (\$43,000).

14 BE IT FURTHER RESOLVED AND DETERMINED that the Board of Supervisors,
15 in accordance with the California Environmental Quality Act (CEQA), adopt the Initial
16 Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting
17 Program (MMRP) as the appropriate level of CEQA documentation (Attachment A) for the Fire
18 Station 27 and Hamner/Schleisman Community Center project.

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

22 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board, or her
23 designee, certify acceptance of any documents running in favor of the County to complete this
24 purchase.

25 ///

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

BE IT FURTHER RESOLVED AND DETERMINED that the Executive Office transfer up to Five Hundred Ninety-nine Thousand Dollars (\$599,000) from Development Impact Fee Eastvale Area Plan (AP5) Community Center/Park Facilities Fund (30526) to Facilities Management as needed, pursuant to contracts.

BE IT FURTHER RESOLVED AND DETERMINED that the Auditor-Controller amend Facilities Management's FY 2007/08 Real Property Budget (7200400000) as specified on Schedule A.

///
///
///

SAV:cm
02/04/08
030EO
11.408

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 2-13-08
DATE
SYNTHIA M. GUNZEL

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1:

The Southerly 100 feet of the Northerly 330 feet of Lot 52 of Kingston Tract, in the County of Riverside, State of California, as shown by map on file in Book 12, Page 6 of Maps, San Bernardino County Records.

Except the Westerly 376 feet.

Parcel 2:

An easement over the Westerly 40 feet of the Southerly 530 feet of the following described property:

Lot 52 of Kingston Tract, in the County of Riverside, State of California, as shown by map on file in Book 12, Page 6, San Bernardino County Records.

Except the Westerly rectangular 376 feet thereof, for the purposes of access to water well contained within said easement, with the right to extract and use water, repair and maintain said well, and lay pipe lines and transport water to the above described property.

