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

**FROM:** Department of Facilities Management on behalf of the Department of Animal Services **SUBMITTAL DATE:** March 6, 2008

**SUBJECT:** Resolution No. 2008-132, Notice of Intention to Purchase Real Property in the City of Blythe, California and Resolution 2008-133, Intent to Reimburse the County of Riverside

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

1. Approve Resolution No. 2008-132, Notice of Intention to Purchase Real Property, located in the City of Blythe, County of Riverside, Assessor's Parcel Number 836-121-009;
2. Approve Resolution No. 2008-133, 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 2.22-acre site (Assessor's Parcel Number 836-121-009) in the City of Blythe, County of Riverside, California. Obligations to be issued by the County of Riverside and Directing Certain Actions;

(Continued on Page 2)

Robert Field, Director  
Department of Facilities Management

RF:LGH:ra  
11.368/2008.03.333

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$342,400	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	07/08
<b>SOURCE OF FUNDS:</b> Palm Desert Financing Authority			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 3-11-08  
DATE: \_\_\_\_\_  
SYNTHIA M. GUNZEL  
Departmental Concurrence

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

Department of Facilities Management

Resolution No. 2008-132, Notice of Intention to Purchase Real Property in the City of Blythe, California and Resolution 2008-133, Intent to Reimburse the County of Riverside  
March 6, 2008

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**RECOMMENDED MOTION:** (Continued)

3. Authorize the Department of Facilities Management to negotiate the purchase of the subject property from Carlton Street Partners, LLC at a price not-to-exceed \$293,000;
4. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$49,400; and
5. Authorize Department of Facilities Management to expend \$342,400 from the Sub-Fund number 30102, department 7200800000, account 790600 under Capital Project Number FM08110003793 (200637993) to cover various expenditures associated with this land acquisition transaction, including due diligence costs, transaction cost and staff time.

**BACKGROUND:** The Department of Facilities Management proposes that the County of Riverside purchase a 2.22 acre vacant site in the City of Blythe, County of Riverside. The property is located at 235 Carlton Avenue in the City of Blythe. This proposed site will be used to construct a new Animal Services Shelter.

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. On January 30, 2007, via Minute Order 3.39, funds were transferred from the Palm Desert Redevelopment Agency to Facilities Management, to cover the costs related to the Blythe Animal Shelter. The funds are held in a designation under Facilities Management's capital project fund.

County Counsel has reviewed and approved Resolution 2008-132, Notice of Intention to Purchase Real Property and Resolution 2008-133, 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 2.22 acre 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.

(continued)

Department of Facilities Management  
Resolution No. 2008-132, Notice of Intention to Purchase Real Property in the City of  
Blythe, California and Resolution 2008-133, Intent to Reimburse the County of Riverside  
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**FINANCIAL DATA:** The following summarizes the funding necessary to acquire  
Assessor's Parcel Number 836-121-009:

Purchase Price:	\$293,000
Estimated Title and Escrow Charges	\$ 2,300
Due Diligence Expense	\$ 29,500
Estimated Real Property Appraisal	\$ 3,200
DOFM Real Property Costs	<u>\$ 14,400</u>
Total Estimated Acquisition Costs:	\$342,400

All costs associated with this property acquisition are fully funded through the Palm  
Desert Financing Authority. Thus, no additional net County costs will be requested for  
for this transaction .

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Board of Supervisors

County of Riverside

Resolution No. 2008-132  
Notice of Intention to Purchase Real Property  
In the City of Blythe, County of Riverside, California  
APN 836-121-009

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on March 25, 2008, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public meeting on April 15, 2008, at 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize a transaction in which the County of Riverside will purchase certain real property located in the City of Blythe, County of Riverside, State of California, identified by Riverside County Assessor's Parcel Number 836-121-009, more particularly described in Exhibit "A", attached hereto and thereby made a part hereof, consisting of one (1) separate, legal lot of 2.22 acre at a purchase price not-to-exceed Two Hundred Ninety Three Thousand Dollars (\$293,000), plus miscellaneous escrow and closing costs in the approximate amount of Two Thousand Three Hundred Dollars (\$2,300).

BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities Management is to expend approximately Twenty Nine Thousand Five Hundred Dollars (\$29,500) to complete due diligence on the property, a preliminary title report, appraisal costs, a hazardous materials survey and miscellaneous other studies as deemed necessary.

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

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FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 3-13-08  
DATE  
SYNTHIA M. GUNZEL

1           BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department  
2 of Facilities Management, or his designee, is authorized to execute the necessary documents to  
3 complete this purchase of real property.

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1 which expenditures will be properly chargeable to a capital account under general federal  
2 income tax principles; and the County reasonably expects to be reimbursed for such  
3 development cost expenditures with the proceeds of the Debt;

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

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

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

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

18 1. The County will undertake acquisition services for a 2.22 acre site in the City of  
19 Blythe in the County of Riverside on behalf of the County;

20 2. The County hereby declares it's intent to reimburse itself for (i) costs associated  
21 with the development of the facility prior to the date of issuance of the Obligations and (ii) to  
22 use a portion of the proceeds of the Obligations for reimbursement to the County for  
23 expenditures for the Facility that are paid before the date of issuance of the Obligations; and

24 3. The County understands that, pursuant to United States Income Tax  
25 Regulations Section 1.150-2(d), in order for a reimbursement from Obligations for the cost of a

1 portion of the Facility to be deemed spent for federal income tax purposes, such reimbursement  
2 needs to occur no later than eighteen (18) months after the later of (i) the date such  
3 expenditure was paid, or (ii) the date the portion of the Facility for which such expenditure was  
4 made is placed in service, but in no event may any such expenditure being reimbursed be  
5 made more than three (3) years after such expenditure was paid.

6 The foregoing resolution was passed and adopted by the Board of Supervisors for the  
7 County of Riverside at a regular meeting held on the 25th day of March, 2008, by the following  
8 vote:

9 YES:

10 NO:

11 ABSENT:

12 ABSTAIN:

13 ATTEST:

14 Nancy Romero  
15 Clerk of the Board of Supervisors

16 By: \_\_\_\_\_  
17 Deputy

18 APPROVED AS TO FORM:

19 Joe S. Rank  
20 County Counsel

21 By: *Synthia M. Gunzel*  
22 Synthia M. Gunzel,  
23 Deputy County Counsel

24 LGH:ra  
25 03/13/08  
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