

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

159



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 31, 2008

SUBJECT: Resolution No. 2008-009, Authorization to Purchase Real Property, Department of Animal Services, Blythe, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) as the appropriate level of CEQA documentation (Attachment A);
2. Approve Resolution No. 2008-009, Authorization to Purchase Real Property for Department of Animal Services known as Assessor's Parcel Number 836-121-009, consisting of a 2.22 acre parcel located in the City of Blythe at a purchase price of \$293,000, plus miscellaneous transaction costs in the approximate amount of \$49,400 from Carlton Street Partners, LLC;

(Continued on Page 2)

Robert Field

Robert Field, Director
Department of Facilities Management

RF:LGH:jw
11.369/2008.02.312

FINANCIAL DATA	Current F.Y. Total Cost:	\$342,400	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: Palm Desert Redevelopment Pass-Through Funds	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

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 4-4-08
DATE: _____
SYNTHIA M. GUNZEL

Consent Policy

Consent Policy

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

Prev. Agn. Ref.: M.O. 1/30/07, 3.39,
M.O. 3/25/08, 3.17

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.13

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: The Department of Facilities Management proposes that the County of Riverside purchase a 2.22-acre vacant site located at 235 Carlton Avenue in the City of Blythe, County of Riverside. This proposed site will be used to construct a new animal services shelter. In accordance with the California Environmental Quality Act (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 measures contained in the Initial Study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated thirty (30) day public review and comment period from January 18, 2008 to February 19, 2008.

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 are included in Appendix D of the final IS/MND. The Notice of Determination is 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 measures 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.

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. On March 25, 2008, the Board approved Item 3.17, Resolution No. 2008-132, Notice of Intention to Purchase Real Property, Department of Animal Services in Blythe.

This Resolution has been reviewed and approved by County Counsel as to legal form.

(continued)

Department of Facilities Management
Resolution No. 2008-009, Authorization to Purchase Real Property, Department of Animal
Services, Blythe, California.
March 31, 2008
Page 3

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 as a result of this
transaction.

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3 Resolution No. 2008-009
4 Authorization to Purchase Real Property
5 Located at 235 Carlton Street, City of Blythe, County of Riverside
6 APN: 836-121-009 (consisting of 2.22 acres)

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside in regular session assembled on April 15, 2008, at 9:00 a.m. in the meeting
9 room of the Board of Supervisors located on the 1st floor of the County Administrative Center,
10 4080 Lemon Street, Riverside, California, Intends to authorize a transaction in which the
11 County of Riverside will purchase from the Carlton Street Partners, LLC, that certain real
12 property located at 235 Carlton Street, City of Blythe, County of Riverside, State of California,
13 identified by Riverside County Assessor's Parcel Number 836-121-009, more particularly
14 described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of vacant
15 lot of 2.22 +/- acres at a purchase price of Two Hundred Ninety-Three Thousand Dollars
16 (\$293,000), plus miscellaneous escrow closing costs in the approximate amount of Forty-Nine
17 Thousand Four Hundred Dollars (\$49,400).

18 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
19 Management is to expend approximately Twenty-Nine Thousand Five Hundred Dollars
20 (\$29,500) to complete due diligence on the property, consisting of a preliminary title report,
21 appraisal costs, a hazardous materials survey and miscellaneous other studies as deemed
22 necessary.

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

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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FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 4-4-08
SYNTHIA M. GUNZEL DATE

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
3 to complete this purchase of real property.

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EXHIBIT A

DESCRIPTION

BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, ACCORDING TO THE OFFICIAL PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, LOCATED 14 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTH AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 405 FEET;

THENCE WEST AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 648 FEET;

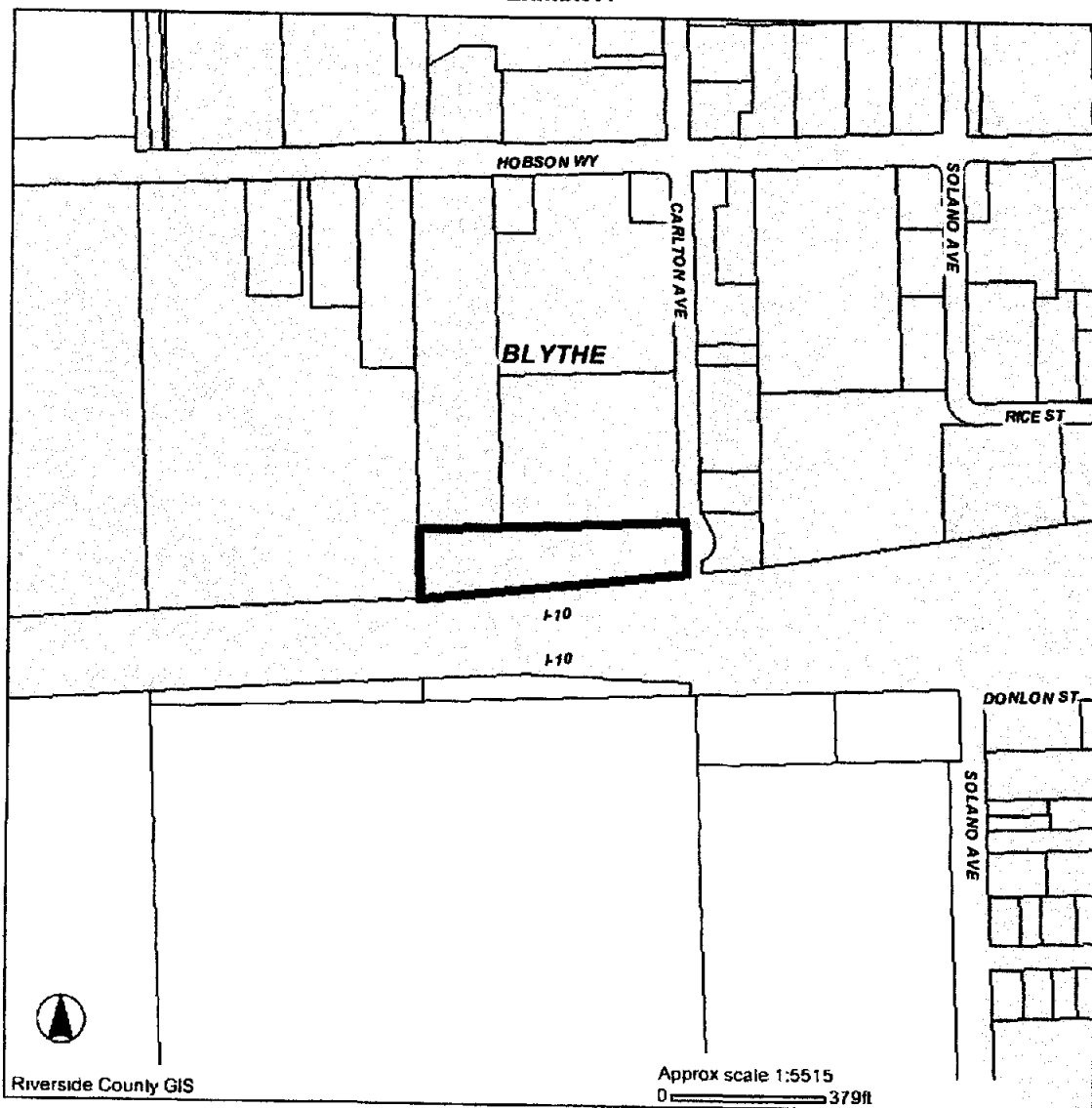
THENCE SOUTH AND PARALLEL TO THE EAST LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 405 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 648 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED AREA LYING SOUTH OF THE NORTHERLY RIGHT OF WAY LINE FOR INTERSTATE HIGHWAY 10 AS ESTABLISHED BY MONUMENTATION MAP NUMBER A3020044-007 PREPARED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, DATED JANUARY 1973 AND RECORDED IN BOOK 204, PAGE 788 OF MAPS AT RIVERSIDE COUNTY RECORDER'S OFFICE.

ALSO EXCEPT ANY PORTION WITHIN THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 25, 1970 AS INSTRUMENT NO. 17353 OF OFFICIAL RECORDS.

Exhibit A



Selected parcel(s):
836-121-009