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

FROM: Department of Facilities Management

SUBMITTAL DATE:
May 14, 2008

SUBJECT: Resolution No. 2008-007, Authorization to Purchase Real Property – Fleet Services, Blythe, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration regarding the proposed transaction;
2. Approve Resolution No. 2008-007, Authorization to Purchase Real Property for Fleet Services, known as Assessor's Parcel Number 845-122-001, consisting of a 7,500 square foot parcel located in the City of Blythe at a purchase price of \$150,000 plus miscellaneous transaction costs in the amount of \$52,050;

(Continued)

Reviewed by
CIR TEAM
Christopher Hans

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$202,050	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: Fleet Services Department – Retained Earnings	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
County Executive Office Signature

Consent Policy
 Consent Policy
 Dept's Recomm.:
 Per Exec. Ofc.:

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, Auditor-Controller
BY: Samuel M. Byrd Deputy
SAMUEL M. BYRD

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 5-19-08
DATE: 5-19-08
Department of Facilities Management
CONCURRED BY: Synthia M. Gunzel

Robert Howdyshell
Robert Howdyshell

Prev. Agn. Ref.: 12/18/07, 3.28 | District: 4 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.24

(Continued)

RECOMMENDED MOTION:

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 successively 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 Real Property budget as specified on Schedule "A".

BACKGROUND: The Department of Facilities Management proposes that the County of Riverside purchase a 7,500 square foot parcel with a single family residence in the City of Blythe. The property is located at the southeast corner of Barnard Street and Main Street and is contiguous to the existing Fleet Services site located on Spring Street in the City of Blythe. The proposed site, along with a vacant and contiguous 7,500 square foot parcel, will be used to expand the existing Fleet Services site and provide ample room for a dual fuel island, carwash and parking needs.

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.

On December 18, 2007, Agenda Item Number 3.28, the Board approved Resolution No. 2007-499, Notice of Intention to Purchase Real Property in the City of Blythe, in the County of Riverside and Resolution No. 2007-500, Intent to Reimburse the County of Riverside.

The analysis contained in the Initial Study demonstrates that the project would not have any significant impacts on the environment. The Initial Study/Negative Declaration (IS/ND) was prepared and circulated for the mandated 30-day public review and comment period from April 24, 2008 to May 23, 2008. Pursuant to CEQA Section 15074, the county shall consider all comments received during the review period prior to adoption of the IS/ND. The comment letters will be included in final IS/ND when presented to the Board for approval and certification in June 2008.

With respect to the transaction costs, Facilities Management has completed extensive due diligence work pertaining to the proposed purchase, including the aforementioned CEQA documents and environmental investigations. Transaction costs also include miscellaneous charges such as title insurance and escrow fees, closing costs, and appraisal fees.

(Continued)

FINANCIAL DATA: The following summarizes the funding necessary to acquire Assessor's Parcel Number 845-122-001:

Purchase Price:	\$150,000
Estimated Title and Escrow Charges	\$ 2,000
Due Diligence Expense	\$ 35,000
Estimated Real Property Appraisal	\$ 1,850
Estimated Relocation Expense	\$ 6,000
DOFM Real Property Costs	<u>\$ 7,200</u>
Total Estimated Acquisition Costs:	\$202,050

While Facilities Management will cover the cost for the title, appraisal services and relocation expenses at the time of this property transaction, it is understood that the Fleet Services Department will reimburse Facilities Management for these costs. The budget adjustment attached (Schedule A) is necessary to allow this transaction. The remaining cost will be paid directly by the Fleet Services Department.

All costs associated with this property acquisition are fully funded through the Department of Fleet Services budget (retained earnings) for FY 07/08. Sufficient funds are available in the Purchasing Department's current budget to cover all associated costs. Thus, no additional net county costs will be incurred as a result of this transaction.

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280	Interfund - Reimb for Service	\$9,850
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Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$2,000
10000-7200400000-524550	Appraisal Services	\$1,850
10000-7200400000-523300	Moving Expense	<u>\$6,000</u>
		\$9,850

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2008-007
3 AUTHORIZATION TO PURCHASE REAL PROPERTY
4 FLEET SERVICES - BLYTHE
5 APN: 845-122-001

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors, of
7 the County of Riverside, in regular session assembled on June 3, 2008, authorizes a transaction
8 in which the County of Riverside will purchase certain real property located in the City of
9 Blythe, County of Riverside, State of California, known as Assessor's Parcel Number 845-122-
10 001, more particularly described in Exhibit "A" attached hereto and made a part hereof,
11 consisting of 7,500 square feet from William and Janell Hinsley, at a purchase price not to
12 exceed one hundred fifty thousand dollars (\$150,000), plus miscellaneous costs including but
13 not limited to title insurance, escrow charges, due diligence expenses and associated transaction
14 fees in the amount not to exceed fifty-two thousand fifty dollars (\$52,050).

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

18 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
19 Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

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

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

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FORM APPROVED COUNTY COUNSEL

BY: *Synthia M. Gunzel* 5-19-08

DATE: SYNTHIA M. GUNZEL

SAS:cm
05/05/08
001PU
11.315

Exhibit A

Legal Description

The land referred to herein is situated in the State of California, County of Riverside, City of Blythe, described as follows:

LOT(S) 1 AND 2, IN BLOCK 11 OF BLYTHE CITY, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 26, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

End of Legal Description