

Samuel M. G. 6-25-08  
SAMUEL G. LONTO

FORM APPROVED COUNTY COUNSEL  
BY: SYNTHIA M. GUNZEL 6-25-08  
DATE: 6-25-08  
Deposition DATE: Concurrent

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

909



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 24, 2008

**SUBJECT:** Resolution No. 2008-332, Authorization to Purchase Real Property located in the Unincorporated Area of Cabazon, County of Riverside

**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. 2008-332, Authorization to Purchase Real Property located at 50130 Main Street, Assessor's Parcel Number 526-023-016 and 50161 Ramona Street, Assessor's Parcel Number 526-023-003 and 526-023-004 in the unincorporated area of Cabazon, County of Riverside, at a purchase price not to exceed \$3,150,000 plus miscellaneous costs in the amount of \$52,000;

(Continued)

Robert Field, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 3,202,000	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ 3,202,000	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: 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:   
Jennifer L. Sargent

**County Executive Office Signature**

Dep't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: 06/10/08, 3.50

District: 5

Agenda Number:

3.32

**RECOMMENDED MOTION:** (Continued)

3. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions and authorize the Chairman to execute the documents necessary to complete the purchase;
4. Authorize and direct the Department of Facilities Management 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 2008/09 Real Property budget as specified on Schedule "A".

**BACKGROUND:**

The Department of Facilities Management proposes to purchase two vacant lots, APN 526-023-003, a 0.41 +/- acre site and APN 526-023-004, a 0.19 +/- acre site and APN 526-023-016, a 1.87 +/- acres site and the 53,369 +/- square foot cold storage warehouse located on this site all located in the unincorporated area of Cabazon, County of Riverside, for the future use by the County of Riverside.

This project is exempt from the provisions of the California Environmental Quality Act (CEQA), specifically by CEQA Guidelines: Section 15301, Class 1 - The proposed purchase does not include modification to the existing environment and does not involve a change in the existing use or expansion to the existing facility footprint and Section 15061 - With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

Pursuant to CEQA Guidelines, Section 15062, a Notice of Exemption was filed with the Riverside County Clerk on November 28, 2007, for public inspection for thirty (30) days. The public comment period closed January 4, 2008, and the stature of limitations period on legal challenges to the county's decision that the project is exempt from CEQA has completed.

The Board of Supervisors on June 10, 2008, approved Resolution 2008-019, Notice of Intention to Purchase Real Property.

Department of Facilities Management  
Resolution No. 2008-332, Authorization to Purchase Real Property located in the  
Unincorporated Area of Cabazon, County of Riverside  
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**FINANCIAL DATA:**

The following summarizes the funding necessary to acquire Assessor's Parcel Numbers 526-023-016, 526-023-003 and 526-023-004:

Purchase Price:	\$3,150,000
Estimated Title and Escrow Charges	\$ 11,000
Due Diligence Expense	\$ 25,000
DOFM Real Property Costs	\$ 8,000
Appraisal Costs	<u>\$ 8,000</u>
Total Estimated Acquisition Costs:	\$3,202,000

A budget adjustment is required for Facilities Management FY 08/09 to account for title and due diligence expenses. All costs associated with this property acquisition are fully funded through the General Fund Designation for FY 08/09. Thus, no additional net county costs will be incurred as a result of this transaction.

Department of Facilities Management  
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**SCHEDULE A**

**Increase Estimated Revenue:**

10000-7200400000-778280	Inter-Fund Reimb. for Services	\$ 44,000
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**Increase Appropriations:**

10000-7200400000-525400	Title and Escrow Charges	\$ 11,000
10000-7200400000-525440	Professional Services	\$ 33,000
		<u>\$ 44,000</u>

1 Board of Supervisors

County of Riverside

2  
3 Resolution No. 2008-332  
4 Authorization to Purchase Real Property  
5 50130 Main Street, Assessor's Parcel Number 526-023-016,  
6 and 50161 Ramona Street Assessor's Parcel Number 526-023-003 and 526-023-004,  
7 located in the unincorporated area of Cabazon, County of Riverside

8  
9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors, of  
10 the County of Riverside, in regular session assembled on July 1, 2008, that the purchase of  
11 certain real property from Hadley Fruit Orchards Inc., in the unincorporated area of Cabazon,  
12 County of Riverside, State of California, located at 50130 Main Street, Assessor's Parcel  
13 Number 526-023-016, and 50161 Ramona Street, Assessor's Parcel Number 526-023-003  
14 and 526-023-004, more particularly described in Exhibit "A" attached hereto and thereby made  
15 a part hereof, for a combined purchase of 2.47 +/- acres and a 53,369 +/- cold storage  
16 warehouse at a purchase price not to exceed Three Million One Hundred Fifty Thousand  
17 Dollars (\$3,150,000), plus miscellaneous escrow closing costs in the approximate amount of  
18 Fifty Two Thousand Dollars (\$52,000).

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  
21 the purchase.

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

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FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 6-25-08  
DATE  
SYNTHIA M. GUNZEL

BP:cr  
06/24/08  
007SH  
11.925

Exhibit A

Legal Description

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

PARCEL A:

LOT 158 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE EAST RECTANGULAR 30 FEET OF LOT 158 AND THE WEST RECTANGULAR 20 FEET OF LOT 159 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:

THE WEST HALF OF LOT 165 AND ALL OF LOTS 166, 167, AND 168 OF CABAZON RANCHO SUBDIVISION NO. 2, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D:

THE WEST ½ OF LOT 165 AND ALL OF LOTS 166, 167, AND 168 OF CABAZON RANCHO SUBDIVISION NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.