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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
July 7, 2008

**SUBJECT:** Resolution No. 2008-340, Authorization to Purchase Real Property in the City of Banning, California

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

1. Approve Compliance with California Environmental Quality Act (CEQA), General Rule Exemption Section 15061;
2. Approve Resolution No. 2008-340, Authorization to Purchase Real Property known as Riverside County Assessor's Parcel Number 543-140-018;

(Continued)

Lisa Brandl for:

*Lisa Brandl for*  
 \_\_\_\_\_  
 Robert Field, Director  
 Department of Facilities Management

Reviewed by  
 CDF TEAM  
 Christopher Hans  
 Departmental Concurrence  
 DATE 7-9-08  
 SYNTHIA M. GUNZEL  
 FORM APPROVED COUNTY COUNSEL  
 BY: *Synthia M. Gunzel*

FINANCIAL DATA	Current F.Y. Total Cost:	\$343,617	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$343,617	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: General Fund Designation (Previously approved budget)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Jennifer L. Sargent*  
 \_\_\_\_\_  
 County Executive Office Signature

Consent     Policy  
 Consent     Policy

Dept't  
 Recomm.:  
 Per Exec.  
 Ofc.

Prev. Agn. Ref.: 2.0 6/19/06, 3.20  
 2/5/08, 3.36 7/1/2008

District: 5

Agenda Number:

ATTACHMENTS FILED  
 WITH THE CLERK OF THE BOARD

3.45

**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 Director of the Department of Facilities Management 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:**

On June 19, 2006, the Board of Supervisors received a report regarding the need to increase the capacity of the county's jail system. The report recommended adding 400 to 600 beds to the Larry Smith Correctional Facility. In response, the Department of Facilities Management (DOFM) has had a 582 bed expansion designed and bid; the construction contract was recently awarded and the project is underway.

Accomplishing the increase in bed capacity necessitated the purchase of additional property to provide for increased parking capacity and to create a buffer zone between the facility and the adjacent neighborhood.

The purchase of the property is exempt from the provisions of CEQA since it does not involve any changes to land use, the existing building or the environment. Pursuant to CEQA Guidelines, Section 15061, a Notice of Exemption was filed with the County Clerk on January 15, 2008, and removed by the County Clerk on February 16, 2008, finalizing the 30-day period.

While Facilities Management will cover the cost for acquisition services at the time of this property transaction, the General Fund Designation will reimburse Facilities Management for these costs.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

**FINANCIAL DATA:**

The following summarizes the funding necessary to acquire a portion of Assessor's Parcel Number 543-140-018:

Purchase Price	\$ 300,000
Estimated Title and Escrow Charges	\$ 4,000
Due Diligence Expense	\$ 500
Estimated Real Property Appraisal	\$ 4,000
Acquisition Consultant Costs	\$ 3,500
Relocation Consultant Costs	\$ 4,667
Estimated Relocation Assistance Payment	\$ 23,950
DOFM Real Property Costs	<u>\$ 3,000</u>
Total Estimated Acquisition Costs	\$ 343,617

The project budget for the Larry D. Smith Correctional Facility Expansion No. 3 Project will be used to fund this acquisition. The Department of Facilities Management will make every effort to incorporate this acquisition into the overall general fund designation. The Department of Facilities Management will work collectively with the Executive Office to ensure appropriate funding is available.

All costs associated with this property acquisition are fully funded through the General Fund Designation for FY 08/09. Facilities Management will return to the Board under separate cover for any necessary budget adjustments associated with this transaction for FY 2008/09. Thus, no additional net county costs will be incurred as a result of this transaction.

**Exhibit A**

**Legal Description**

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

The northerly 140 feet of the easterly 95 feet of the west 1/2 of Lot 83 Banning Colony Lands, in the County of Riverside, State of California, as shown by map on file in book 3, page 149 of maps, in the office of the county recorder of said county.

**End of Legal Description**



# COUNTY OF RIVERSIDE

Department of Facilities Management

3133 Mission Inn Avenue

Riverside, California 92507-4199

(951) 955-4800

FAX (951) 955-9289

Robert Field

Director

Timothy L. Miller

Assistant Director

## NOTICE OF EXEMPTION

January 15, 2008

**Project Name:** County of Riverside, Larry D. Smith Buffer Zone

**Project Number:** 027EO-14059

**Project Location:** The project is located at 484 Wesley Street, Banning, CA 92220  
APN: 543-140-018. Latitude: 33° 54'45.8"N, Longitude: 116° 52'20.9"W. (See attached exhibit).

**Description of Project:** The County of Riverside Facilities Management Department proposes to purchase property located at 484 Wesley Street, in the city of Banning. The property (APN: 543-140-018) is approximately .3 acres, with an existing 1,778 square foot single family structure. The purchase will contribute in the banking of County acquired property for future County use. The project does not involve any changes to land use, the existing building or environment. The purchase has not been associated with any specific project.

**Name of Public Agency Approving Project:** County of Riverside

**Name of Person or Agency Carrying Out Project:** County of Riverside, Facilities Management Department, Real Estate Division

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061 General Rule Exemption

**Reasons Why Project is Exempt:** The project is exempt from the provisions of CEQA specifically by CEQA Guidelines:

- Section 15061 - With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

Signed: Claudia Steiding Date: 1/15/08

Claudia Steiding, Senior Environmental Planner  
Department of Facilities Management  
Design and Construction Division

FILED  
RIVERSIDE COUNTY  
JAN 15 2008  
LARRY W. WARD, CLERK  
By M. Meyer Deputy

JAN 15 2008  
Removed: 21608  
County of Riverside, State of California Dept

DESIGN & CONSTRUCTION DIVISION	CUSTODIAL DIVISION	MAINTENANCE DIVISION	REAL ESTATE
(951) 955-8322	(951) 955-4850	(951) 955-4850	(951) 955-4820
FAX (951) 955-4890	FAX (951) 955-4828	FAX (951) 955-4828	FAX (951) 955-4837

2  
3 Resolution No. 2008-340  
4 Authorization to Purchase Real Property  
5 In the City of Banning, County of Riverside, California  
6 Assessor's Parcel Number: 543-140-018

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
8 County of Riverside, in regular session assembled on July 29, 2008, authorization to the  
9 purchase of real property from Jennifer Rose Tartaglio, located in the City of Banning, County  
10 of Riverside, State of California, identified by Riverside County Assessor's Parcel Number  
11 543-140-018, more particularly described in Exhibit "A", attached hereto and thereby made a  
12 part hereof, consisting of one 1,499 square foot, single family home at a purchase price not-to-  
13 exceed Three Hundred Thousand Dollars (\$300,000), plus miscellaneous escrow and closing  
14 costs in the approximate amount of Four Thousand Dollars (\$4,000).

15 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities  
16 Management is to expend approximately Thirty Nine Thousand Six Hundred Seventeen  
17 Dollars (\$39,617) to complete due diligence on the property, consultant acquisition cost, a  
18 preliminary title report, appraisal costs, a hazardous materials survey and miscellaneous other  
19 studies as deemed necessary.

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

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

///  
///  
///

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 7-9-08  
DATE  
SYNTHIA M. GUNZEL

CE:jw  
07/02/08  
027EO  
11.961

Exhibit A

Legal Description

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End of Legal Description