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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. 2008-342, 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. 2008-342, Authorization to Purchase Real Property known as Riverside County Assessor's Parcel Number 543-160-015;

(Continued)

Lisa Brandl for:

Lisa Brandl for
 Robert Field, Director
 Department of Facilities Management

Reviewed by

 Christopher Hans

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

Departmental Concurrence

FINANCIAL DATA	Current F.Y. Total Cost:	\$452,567	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$452,567	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 Jennifer L. Sargent

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

Prev. Agn. Ref.: 2.0 6/19/06, 3.20 2/5/08, 3.38 7/1/2008 | District: 5 | Agenda Number: **3.47**

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

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 543-160-015:

Purchase Price	\$ 405,000
Estimated Title and Escrow Charges	\$ 4,000
Due Diligence Expense	\$ 500
Estimated Real Property Appraisal	\$ 4,000
Property Owners Appraisal Cost	\$ 400
Acquisition Consultant Costs	\$ 3,500
Relocation Consultant Costs	\$ 4,667
Estimated Relocation Assistance Payment	\$ 27,500
DOFM Real Property Costs	\$ 3,000
Total Estimated Acquisition Costs:	\$ 452,567

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.



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

FILED
RIVERSIDE COUNTY

JAN 15 2008

LARRY W. WARD, CLERK

By: *[Signature]* W. Meyer
Deputy

January 15, 2008

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

Project Number: 027EO-14077

Project Location: The project is located at 246 Wesley Street, Banning, CA 92220
APN: 543-160-015. Latitude: 33° 54'45.9"N, Longitude: 116° 52'33.9"W. (See attached exhibit).

Description of Project: The County of Riverside Facilities Management Department proposes to purchase property located at 246 Wesley Street, in the city of Banning. The property (APN: 543-160-015) is approximately .87 acres, with an existing 1,753 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 yet to be 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

Approved: *[Signature]*
By: *[Signature]* Dept.
County of Riverside, State of California

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:

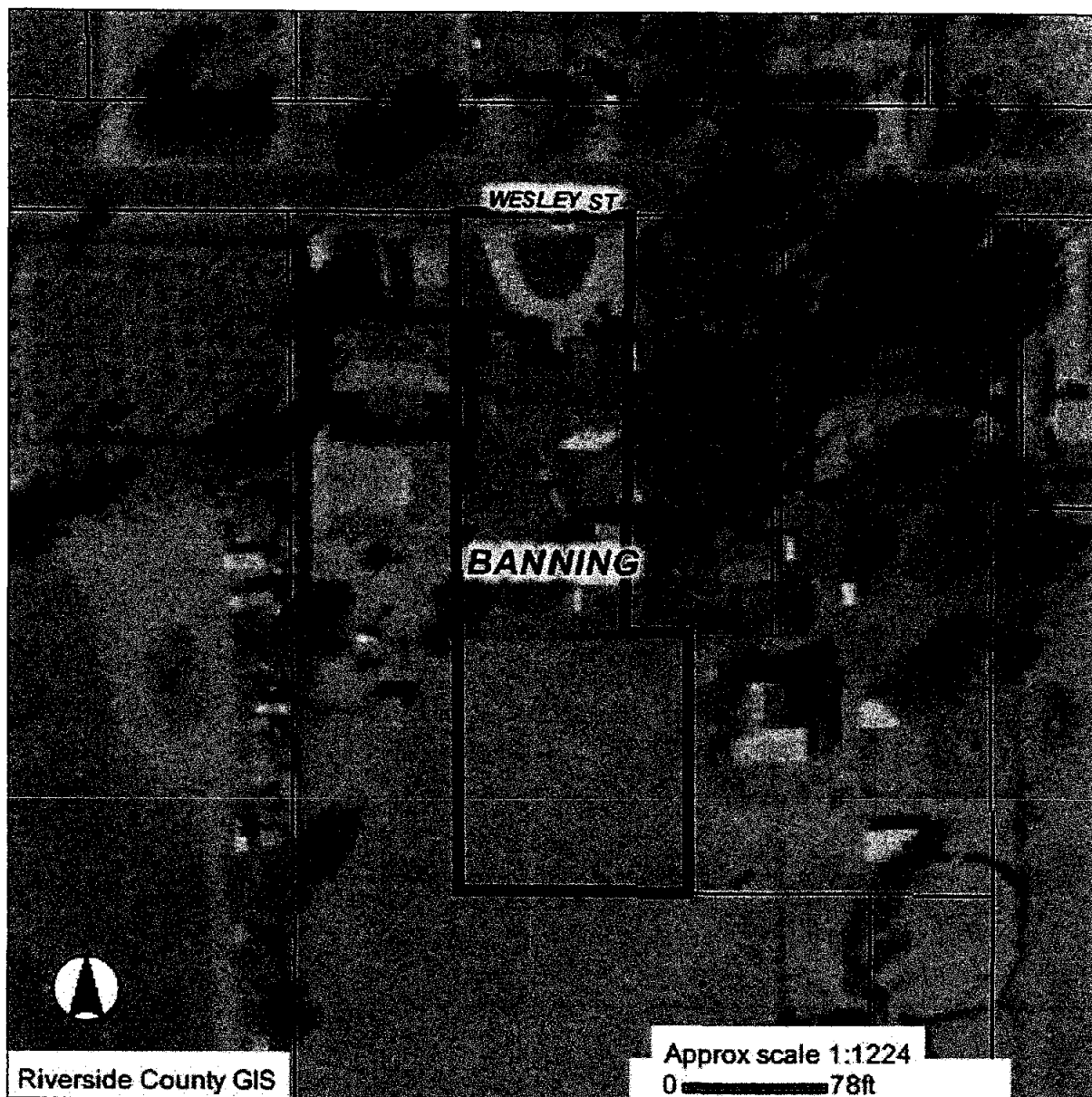
- Section 15061 - With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

Signed: *[Signature: Claudia Steiding]* Date: *[Signature: 1/15/08]*

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

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

246 WESLEY STREET / 027EO-14077



Selected parcel(s):
543-160-015

LEGEND

- SELECTED PARCEL
- PARCELS
- BANNING

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Jan 14 12:22:02 2008

EXHIBIT "A"

LEGAL DESCRIPTION

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

THAT PORTION OF LOT 82 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 149 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF WESLEY STREET AT THE NORTHWEST CORNER OF SAID LOT 82; THENCE EAST 90.00 FEET ON SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 350.00 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 81 TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE LAND CONVEYED TO JOHN B. NELSON, ET UX, BY DEED RECORDED AUGUST 22, 1970 AS INSTRUMENT NO. 79020 OF OFFICIAL RECORDS; THENCE EAST ON SAID PROLONGATION OF THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO JOHN B. NELSON, ET UX; THENCE NORTH ON THE WEST LINE OF SAID LAND TO THE SOUTH LINE OF THE NORTH 212.00 FEET ON SAID LOT 81; THENCE WEST ON LAST SAID SOUTH LINE TO A LINE OF LOT 81; THENCE NORTH 212.00 FEET ON SAID PARALLEL LINE TO THE SOUTH LINE OF SAID LOT 81; THENCE WEST 95.00 FEET ON LAST SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

(End of Legal Description)

SUBJECT TO:

THE ENCROACHMENT OF A BLOCK WALL THREE FEET FROM THE WESTERLY PROPERTY LINE OF SAID PARCEL, AND A FENCE ENCROACHMENT BY THE ADJACENT PROPERTY OF AN UNKNOWN DISTANCE FROM THE EASTERLY PROPERTY LINE OF SAID PARC

2
3 Resolution No. 2008-342
4 Notice of Intention to Purchase Real Property
5 In the City of Banning, County of Riverside, California
6 Assessor's Parcel Number: 543-160-015

7
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside, in regular session assembled on July 29, 2008, authorization to the
10 purchase of real property from Marsha Ann Denney, located in the City of Banning, County of
11 Riverside, State of California, identified by Riverside County Assessor's Parcel Number 543-
12 160-015, more particularly described in Exhibit "A", attached hereto and thereby made a part
13 hereof, consisting of one 1,753 square foot, single family home at a purchase price not-to-
14 exceed Four Hundred Five Thousand Dollars (\$405,000), plus miscellaneous escrow and
15 closing costs in the approximate amount of Four Thousand Dollars (\$4,000).

16 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
17 Management is to expend approximately Forty Three Thousand Five Hundred Sixty Seven
18 Dollars (\$43,567) to complete due diligence on the property, consultant acquisition cost, a
19 preliminary title report, appraisal costs, a hazardous materials survey and miscellaneous other
20 studies as deemed necessary.

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

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

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

CE:jw 24
07/02/08
027EO 25
11.963

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