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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. 2008-341, 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. 2008-341, Authorization to Purchase Real Property known as Riverside County Assessor's Parcel Number 543-120-004;

(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
 DATE
 SYMTHIA M. GUNZEL

Departmental Concurrence

FINANCIAL DATA	Current F.Y. Total Cost:	\$326,880	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$326,880	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

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

Prev. Agn. Ref.: 2.0 6/19/06, 3.20
2/5/08, 3.39 7/1/2008

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.48

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 and subsequent development is exempt from the provisions of CEQA since it does not involve any significant changes to the environment. Pursuant to CEQA Guidelines, Section 15301, Class 1 and Section 15311, Class 11, 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 543-120-004:

Purchase Price:	\$ 285,000
Estimated Title and Escrow Charges	\$ 4,000
Due Diligence Expense	\$ 2,380
Estimated Real Property Appraisal	\$ 4,000
Acquisition Consultant Costs	\$ 3,500
Demolition Expense	\$ 25,000
DOFM Real Property Costs	<u>\$ 3,000</u>
Total Estimated Acquisition Costs:	\$ 326,880

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]* M. Meyer
Deputy

January 15, 2008

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

Project Number: 027EO-14056

Project Location: The project is located at 1540 Hargrave Street, Banning, CA 92220.
APN: 543-120-004. Latitude: 33° 54'39.0"N, Longitude: 116° 52' 4.6"W (See attached exhibit).

Description of Project: The County of Riverside Facilities Management Department proposes to purchase property located at 1540 Hargrave Street, in the city of Banning. The property (APN: 543-120-004) is approximately .92 acres, with an existing 1,868 square foot single family structure. The proposed project will require the demolition and removal of the existing structure and resurfacing the parcel for County parking. This would address the County's pressing need for additional employee parking at the Larry D. Smith Correctional Facility.

Name of Public Agency Approving Project: County of Riverside

COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

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

JAN 15 2008

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities, Class 1 (l) and Section 15311, Accessory Structures, Class 11 (b) and General Rule Exemption Section 15061

Removed: *2/16/08*
By: *[Signature]*
County of Riverside, State of California

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

- Section 15301 Class 1 (l) – Demolition and removal of individual small structures listed in this subdivision: (1) One single family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption; and
- Section 15311 Class 11 (b) – Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, such as small parking lots; and
- Section 15061 - With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

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



COUNTY OF RIVERSIDE

Department of Facilities Management

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Riverside, California 92507-4199
(951) 955-4800
FAX (951) 955-9289

Robert Field
Director

Timothy L. Miller
Assistant Director

Signed: _____

Claudia Steiding

Date: _____

1/15/08

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

DESIGN & CONSTRUCTION DIVISION
DIVISION

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FAX (951) 955-4890

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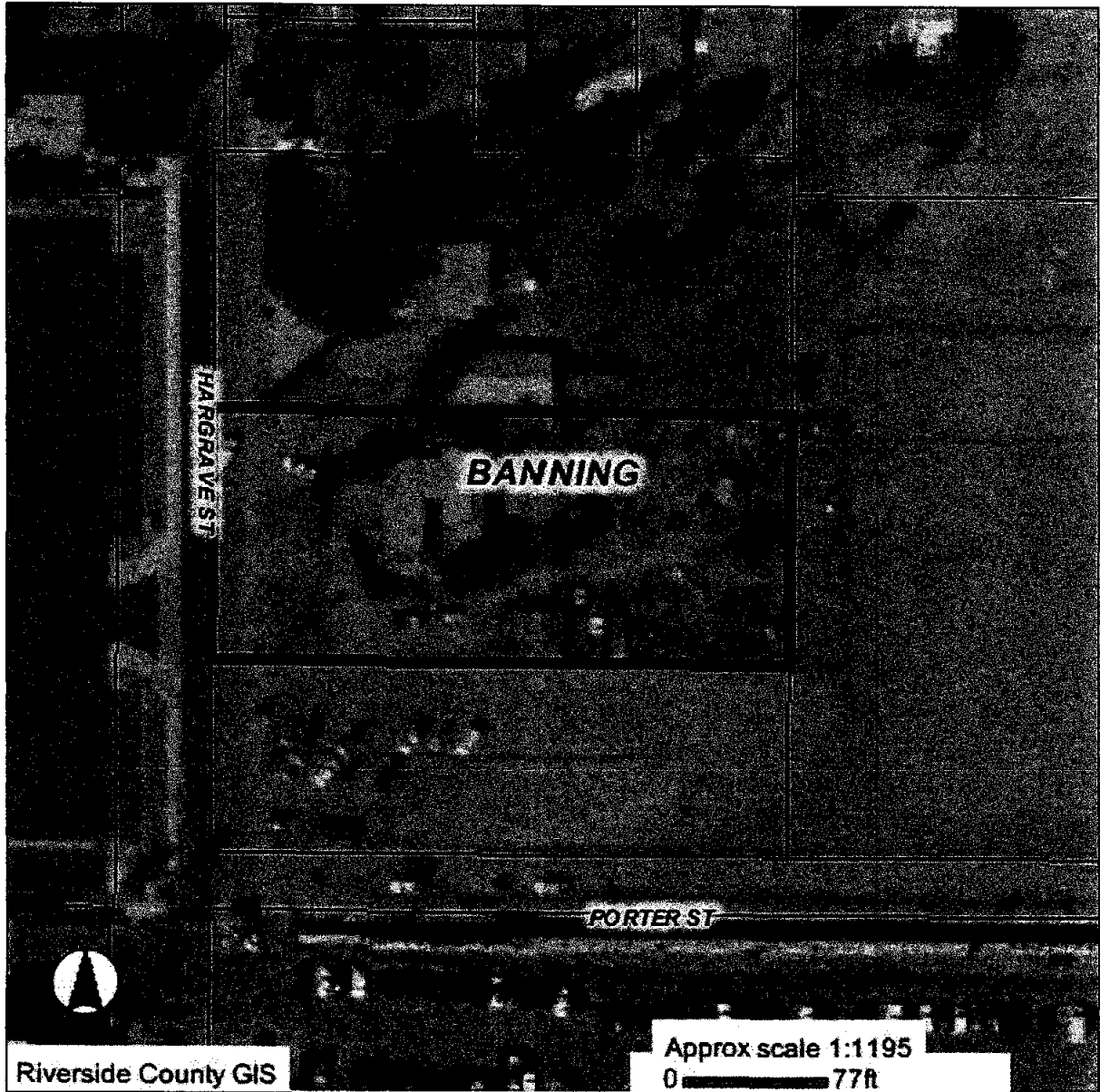
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1540 HARGRAVE STREET / 027EO-14056



Selected parcel(s):
543-120-004

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 12:35:42 2008

2
3 Resolution No. 2008-341
4 Authorization to Purchase Real Property
5 In the City of Banning, County of Riverside, California
6 Assessor's Parcel Number: 543-120-004

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 Nora Covell, located in the City of Banning, County of
10 Riverside, State of California, identified by Riverside County Assessor's Parcel Number 543-
11 120-004, more particularly described in Exhibit "A", attached hereto and thereby made a part
12 hereof, consisting of one 1,838 square foot, single family home at a purchase price not-to-
13 exceed Two Hundred Eighty Five Thousand Dollars (\$285,000), plus miscellaneous escrow
14 and closing 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 Seven Thousand Eight Hundred Eighty Dollars
17 (\$37,880) to complete due diligence on the property, consultant acquisition cost, a preliminary
18 title report, appraisal costs, a hazardous materials survey and miscellaneous other studies as
19 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
SYNTHIA M. GUNZEL DATE

CE:jw 24 ///
07/02/08 24 ///
027EO 25 ///
11.965

EXHIBIT "A"

LEGAL DESCRIPTION

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

That portion of the westerly half of Lot 85, as shown by map of Banning Land and Water Company Lands, in the City of Banning, County of Riverside, State of California, as shown on a map recorded in book 2, page(s) 34 of maps, in the office of the county recorder of said County, more particularly described as follows:

Beginning at the southwest corner of said lot 85; thence north along the westerly boundary of said lot, a distance of 132 feet for a point of beginning; thence continuing north along the westerly boundary of said lot, a distance of 132 feet, thence south $89^{\circ} 57'$ east, 330.44 feet to a point on the easterly line of the west half of said lot 85; thence south $0^{\circ} 26'$ east, 132 feet; thence north $89^{\circ} 57'$ west, a distance of 330.47 feet to the true point of beginning.

Excepting therefrom the westerly 25 feet thereof included in Hargrave Street.

End of Legal Description