

FORM APPROVED COUNTY COUNSEL
 BY: Joe S. Rank 8/26/08
 DATE

Departmental Concurrence

430 a

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
 August 13, 2008

SUBJECT: Resolution No. 2008-370, Notice of Intention to Purchase an Easement in San Bernardino County, Assessor's Parcel Number 1178-061-01-0000 for the Public Safety Enterprise Communications Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-370, Notice of Intention to Purchase an Easement for the Public Safety Enterprise Communications Project Sites in San Bernardino County, Assessor Parcel Number 1178-061-01-0000;
2. Authorize the Department of Facilities Management to negotiate the purchase of the property at a price not-to-exceed \$15,000 plus transaction costs; and
3. Authorize the Clerk of the Board to advertise the Notice of Intention to Purchase.

BACKGROUND: (Commences on Page 2)

Robert Field

Robert Field, Director
 Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$20,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$20,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: PSEC 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*
 Jennifer L. Sargent

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: 06/24/08, 3.33 | District: N/A | Agenda Number:

3.54

Department of Facilities Management

Resolution No. 2008-370, Notice of Intention to Purchase an Easement in San Bernardino County, Assessor's Parcel Number 1178-061-01-0000 for the Public Safety Enterprise Communications Project

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BACKGROUND:

The County seeks to replace leased communications facilities at Blue Mountain in Colton (Exhibit I), California with a proposed facility composed of a tower, equipment building and generator in a fenced compound near the present facility. The Blue Mountain facility is located east of the I-215 on the Colton and Grand Terrace boundary. The mountain top site covers the critical I-215 corridor and into Reche Canyon, and will also help support other County radio and microwave sites in the northwestern county. The county has reached agreement with the owner of the proposed radio site and with another property owner regarding county road and power lines easements. To accomplish construction and operation, an additional access easement must be acquired on an existing dirt road which completes access to a public street. (Exhibit I).

The property owner of Assessor's Parcel Number 1178-061-01-0000 provides one of two access easements to a number of communications site users on this and other Blue Mountain property owners' lands. The county may gain non-exclusive right to use and maintain this road through an easement for a purchase price not-to-exceed \$15,000 plus miscellaneous transaction costs. Some improvement to the existing road at county cost is needed for large construction equipment. Compensation to the owner and transaction costs for the project will be fully funded through the currently appropriated FY 2008/09 PSEC budget. Use of the existing roads reduces environmental impact on this largely natural area.

With approval of the California Environmental Quality Act (CEQA) Final Environmental Impact Report (FEIR), it is now possible to proceed with site acquisition and development for the Public Safety Enterprise Communications Project Site (PSEC). The FEIR addresses mitigation requirements and unavoidable environmental impacts stemming from the construction and operation of the proposed public safety project. This Board submittal is for a PSEC site located in San Bernardino County in the City of Colton and close to the City of Grand Terrace boundary. The Phase I report for said subject property indicates no contamination.

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

Department of Facilities Management
Resolution No. 2008-370, Notice of Intention to Purchase an Easement in San Bernardino
County, Assessor's Parcel Number 1178-061-01-0000 for the Public Safety Enterprise
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FINANCIAL DATA:

The following summarizes the funding necessary to this acquisition:

Purchase Price	\$15,000
Title and Escrow not-to-exceed	<u>\$ 5,000</u>
TOTAL	\$20,000

All costs associated with these acquisitions are fully funded through the Public Safety Enterprise Communications (PSEC) budget for FY 2008/09; thus, no additional net county cost will be incurred as a result of these transactions.

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3 Resolution No. 2008-370
4 Notice of Intention to Purchase an Easement for the
5 Public Service Enterprise Communications Project
6 Sites in San Bernardino County
7 Assessor's Parcel Number: 1178-061-01-0000
8 Owner: Sigdested

9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
10 County of Riverside, in regular session assembled on September 2, 2008, and NOTICE IS
11 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its
12 public meeting on September 30, 2008, at 9:00 a.m., in the meeting room of the Board of
13 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
14 Riverside, California, intends to authorize a transaction in which the County of Riverside will
15 purchase certain real property located in the City of Colton, State of California, identified as a
16 portion of San Bernardino County, Assessor's Parcel Number 1178-061-01-0000, more
17 particularly described in Exhibit "I", attached hereto and thereby made a part hereof, at a total
18 purchase price of Fifteen Thousand Dollars (\$15,000) plus miscellaneous escrow closing costs
19 in the approximate amount of Five Thousand Dollars (\$5,000).

20 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
21 Supervisors is directed to give notice hereof as provided in Section 6063 of the Government
22 Code.

23 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department
24 of Facilities Management is to expend approximately Five Thousand Dollars (\$5,000) to
25 complete due diligence on the property, consultant acquisition cost, a preliminary title report,
appraisal costs, a hazardous materials survey and miscellaneous other studies as deemed
necessary.

FORM APPROVED COUNTY COUNSEL
BY: *Joe S. Rank* 8/25/08
DATE
JOE S. RANK

JKH:jw
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Exhibit I



Ex 1: PSEC Blue Mountain Site