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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 14, 2008

**SUBJECT:** Resolution No. 2008-371, Authorization to Purchase, San Bernardino County Assessor's Parcel Number 1178-251-08-0000 for the Public Safety Enterprise Communications Project Site

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

1. Approve Resolution No. 2008-371, Authorization to Purchase approximately 24-acres of Real Property and a Vehicular Easement in the City of Colton, San Bernardino County Assessor's Parcel Number 1178-251-08-0000 plus transaction costs as shown;
2. Declare as surplus 18.947 acres of the 24 acres purchased from Assessor's Parcel Number 1178-251-08-0000 to allow its use as consideration for purchase of a vehicular easement;

Lisa Brandl for:

(Continued)

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

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$157,500	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$157,500	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	08/09

<b>SOURCE OF FUNDS:</b> PSEC budget	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
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 Jennifer L. Sargent

**County Executive Office Signature**

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

Departmental Concurrence

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

(Continued)

**RECOMMENDED MOTION:**

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; and
4. 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:**

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. The Phase I report for said subject property indicates no contamination.

The Blue Mountain site (Exhibit I) replaces an inadequate, privately owned facility presently leased by the county and shared with other communication tenants. A county owned and purpose built site offers reduced life cycle costs, better site security, and greatly improves on-line communications reliability. The proposed site in San Bernardino County is needed for coverage of the I-215 area and Reche Canyon areas.

The acquisition process involves three property owners. It is proposed that the county purchase 25 acres from Assessor's Parcel Number 1178-251-08-0000, of which five acres will directly support the radio site, enhancing coverage and providing isolation from two nearby existing towers. The purchase includes secondary access easement rights across other lands retained by seller.

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**BACKGROUND:**

About 19 acres of land from this purchase will be used as consideration to gain the primary road access and power line across Assessor's Parcel Number 1178-191-04-0000. Primary site access for vehicles and for power supplies are to be provided by existing vehicular easement from two owners. Seller of the easements prefers a land exchange where the consideration is paid in the form of 19 acres from the proposed purchase. The easement property owner hopes to contribute this new land and other owned property to start a Blue Mountain Park, a proposed venture between Grand Terrace, Colton and San Bernardino County. The exchange of land also relieves the county of maintenance obligations on the unused 19 acres.

An additional easement which links the above easement to public streets is needed across a final property. This last easement links the county property to public streets. Both the easements are non-exclusive and are used by other communication lessees on Blue Mountain.

This transaction allows the county to own a well located site at a total cost of under \$200,000 which, compared to the life cycle cost of ground or facilities leases, is very cost effective. Development of a radio facility in tandem with the present two sites clusters the towers reducing visual impact and allows several facilities to make use of a single road and powerline feed reducing site clearance impact when compared with multiple hilltop locations.

Because the site is located outside the county, development is subject to Grand Terrace and Colton development permits and the county will incur real estate taxes on property.

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

**FINANCIAL DATA:**

The following summarizes the funding necessary for this acquisition:

Fee simple purchase APN 1178-251-08-0000:	\$150,000
Prime access easements APN 1178-191-04-0000 (paid as 19-acre of land):	\$ -0-
Transaction costs, title and escrow:	<u>\$ 7,500</u>
Total Cost:	\$157,500

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

2  
3 Resolution No. 2008-371  
4 Authorization to Purchase Real Property for the  
5 Public Service Enterprise Communications Project Sites in San Bernardino County  
6 Assessor's Parcel Number: 1178-251-08-0000  
7 Owner: Kenny

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
9 County of Riverside, in regular session assembled on September 2, 2008, authorization to  
10 purchase of real property from Robert C. Kenny, in the City of Colton, County of San  
11 Bernardino, State of California, identified as a twenty four (24) acre portion of San Bernardino  
12 County, Assessor's Parcel Number 1178-251-08-0000, more particularly described in Exhibit  
13 "1", attached hereto and made a part hereof, at a purchase price not-to-exceed One Hundred  
14 Fifty Thousand Dollars (\$150,000), plus miscellaneous escrow and closing costs in the  
15 approximate amount of Seven Thousand Five Hundred Dollars (\$7,500).

16 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
17 Supervisors of the County of Riverside is authorized to execute the documents to complete the  
18 purchase.

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

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23 ///  
24 ///

25  
JRM APPROVED COUNTY COUNSEL  
BY: [Signature] DATE: 8/25/08  
JOE S. RANK

JKH:cm  
08/12/08  
010IT  
11.998

Exhibit I



Ex 1: PSEC Blue Mountain Site