

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

430e



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 12, 2008

SUBJECT: Resolution No. 2008-382 Notice of Intention to Purchase an Access Easement, Assessor's Parcel Number 939-110-005, for the Public Safety Enterprise Communications Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-382, Notice of Intention to Purchase an access easement on a portion of Riverside County Assessor's Parcel Number 939-110-005;
2. Authorize the Department of Facilities Management to negotiate a _____ ingress/egress easement at a price not-to-exceed \$45,000 plus transaction costs not-to-exceed \$5,000; and,
3. Authorize the Clerk of the Board to advertise the Notice of Intention to Purchase the access easement.

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

BACKGROUND: (Commences on Page 2)

[Signature]

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$50,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$50,000	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: [Signature]
Jennifer L. Sargent

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

3.57

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) was approved. 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 on Rancho California Water District reservoir land. The Phase I report for said subject property indicates no contamination. Completion of the CEQA process along with a Notice of Intention to Purchase was approved by the Board on June 24, 2008. Close of escrow and the start of construction are contingent upon Board approval of a subsequent authorization to purchase tentatively scheduled for October 6, 2008.

The county seeks to develop a new microwave and radio communication site composed of a tower, equipment building and generator in a fenced compound at the Rancho California Water District's Freeman Reservoir (Exhibit I). The County has reached an agreement with the Rancho California Water District for lease of their land. Access is from an existing public paved road, but an additional access is needed to avoid crushing water pipes in the water tank yard. A forty foot easement is needed in this area for construction and repair access and to allow vegetative screening of the ground mounted equipment shed and fuel storage.

The owners of proposed easement have a 15.1 acre lot which carries the potential of a split into 3 five acre lots. A fee simple purchase would reduce land area which could reduce the lot yield without a variance or a special exception which cannot be granted as part of a purchase agreement. As a condition of sale in the purchase and sale agreement and as a specific motion in the forthcoming Authorization to Purchase, the Board will be requested to direct County Planning to consider the land area of the easement in any future consideration of minimum lot sizes required for a lot split as is the present county policy. This land area consideration shall flow through to successive owners. The owners will still have to meet other conditions for a three lot split, including grading, percolation tests, fire protection, etc.

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:

Easement Purchase Price	\$45,000
Miscellaneous Costs	
Including Title and Escrow	<u>\$ 5,000</u>
TOTAL	\$50,000

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.

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2008-382
4 Notice of Intention to Purchase an Easement for
5 Public Service Enterprise Communications Project Site
6 Assessor's Parcel Number 939-110-005
7 Owners: Lee

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, and NOTICE IS
10 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its
11 public meeting on Sept. 30, 2008, at 9:00 a.m., in the meeting room of the Board of
12 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
13 Riverside, California, intends to authorize a transaction in which the County of Riverside will
14 purchase a non-exclusive 45' x 200' ingress/egress easement from Dong and Soo Lee,
15 located in the County of Riverside, State of California, identified as portion of Riverside County
16 Assessor's Parcel Number 939-110-005, more particularly described in Exhibit "I", attached
17 hereto and thereby made a part hereof, for a total purchase price not-to-exceed Forty-
18 Five Thousand Dollars (45,000); and transaction costs not-to-exceed Five Thousand
19 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 ///
24 ///
25 ///

JKH:jw
08/08/08
010IT
12.069

FORM APPROVED COUNTY COUNSEL
BY: Pamela J. Walls 8/25/08
PAMELA J. WALLS DATE

Ex 1 Easement: Vaquero



Selected parcel(s):
939-110-005

LEGEND

SELECTED PARCEL

PARCELS

CITY BOUNDARY

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...Thu Aug 14 14:24:52 2008