

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

4309



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 12, 2008

**SUBJECT:** Resolution No. 2008-384, Authorization to Purchase, Assessor's Parcel Numbers 373-121-003; and 373-121-002, 004, 005, 006 and 007 for the Public Safety Enterprise Communications Project Site

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

1. Approve Resolution No. 2008-384, Authorization to Purchase Real Property in the County of Riverside known as Assessor's Parcel Numbers 373-121-003 and 373-121-002, 004, 005, 006 and 007;
2. Approve the Agreements of Purchase and Sale and Joint Escrow Instructions and authorize the Chairman to execute the documents necessary to complete the purchase;

(Continued)

Robert Field, Director  
Department of Facilities Management

|                       |                                      |           |                                |       |
|-----------------------|--------------------------------------|-----------|--------------------------------|-------|
| <b>FINANCIAL DATA</b> | <b>Current F.Y. Total Cost:</b>      | \$102,000 | <b>In Current Year Budget:</b> | Yes   |
|                       | <b>Current F.Y. Net County Cost:</b> | \$102,000 | <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

County Executive Office Signature

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

Departmental Concurrence

Dep't Recomm.:  Consent  Policy  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: 06/24/08, 3.33      District: 1      Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.59

3. 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
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) on today's Board agenda, 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 Lake Elsinore. The Phase I report for said subject property indicates no contamination.

The Lake Elsinore site (Exhibit I) is a new microwave and radio location offering wireless communication coverage in a high growth area. A county-owned site offers reduced life cycle costs, provides strong site security and good on-line communications reliability. The acquisition process involves purchase of six vacant lots with approximately four total acres for a total of \$87,000, plus transaction costs not-to-exceed \$15,000. The site is located in the City of Lake Elsinore on Ridge Road, an unpaved public right of way, and is clustered with an existing cellular radio facility to minimize visual impacts to the area.

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

**FINANCIAL DATA:**

The following summarizes the funding necessary to this acquisition:

|   |           |
|---|-----------|
| Purchase Price (APN's 373-121-002,004, 005,006 and 007) | \$67,000  |
| Purchase Price (APN's 373-121-003)                      | \$20,000  |
| Combined title and escrow                               | \$15,000  |
| Total transaction costs                                 | \$102,000 |

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.

2  
3 Resolution No. 2008-384  
4 Authorization to Purchase the Lake Elsinore Site for  
5 A Public Service Enterprise Communications Project  
6 A Permanent Easement on Assessor's Parcel Numbers  
7 373-121-002, 003, 004, 005, 006 and 007  
8 Owners: Muresan and Johnson

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, at 9:00 a.m., in the  
11 meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative  
12 Center, 4080 Lemon Street, Riverside, California, authorizes transactions in which the County  
13 of Riverside will purchase from the following: Jonnathon Muresan for certain real property  
14 identified as Riverside County Assessor's Parcel Numbers 373-121-002, 004, 005, 006 and  
15 007 for a purchase price not-to-exceed Sixty-seven Thousand Dollars (\$67,000) plus  
16 transaction costs not-to-exceed Seventy-five Hundred Dollars (\$7,500) and Roy and Christine  
17 Johnson for certain real property identified as Riverside County Assessor's Parcel Number  
18 373-121-003 for a purchase price not-to-exceed Twenty Thousand Dollars (\$20,000) plus  
19 transaction costs not-to-exceed Seventy Five Hundred Dollars (\$7,500) both located in the  
20 City of Lake Elsinore, County of Riverside, State of California and as shown on Exhibit "I",  
21 attached hereto and thereby made a part hereof.

22 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
23 Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

24 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
25 Supervisors of The County of Riverside is authorized to execute the necessary documents to  
complete this purchase of real property.

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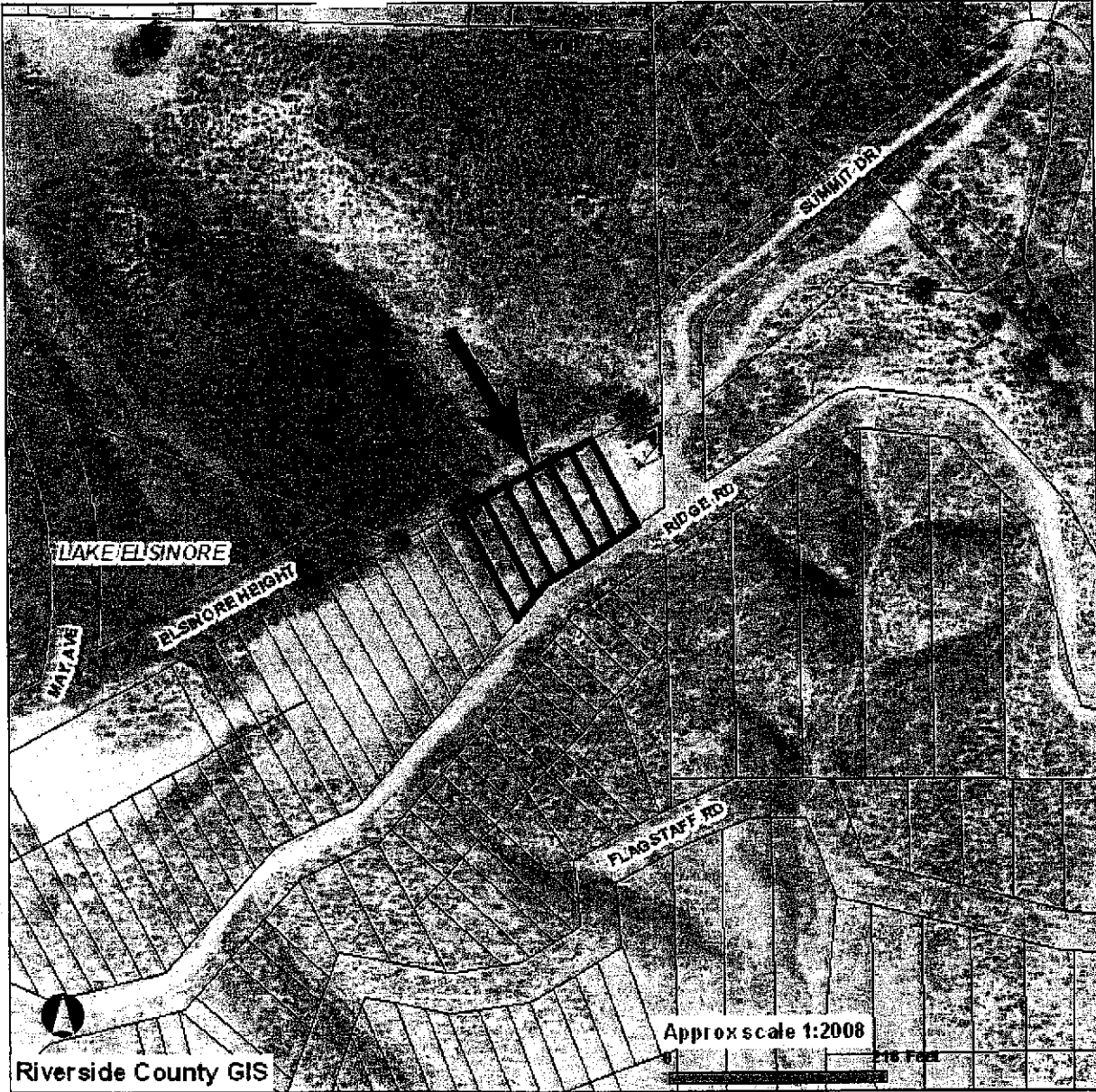
BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department of Facilities Management, or his designee, is authorized to execute the necessary documents to complete this purchase of real property.

///  
///  
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JKH:jw  
08/21/08  
010IT  
12.073

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

Ex I Lake Elsinore PSEC Site



Selected parcel(s):  
 373-121-002 373-121-003 373-121-004 373-121-005 373-121-006 373-121-007

LEGEND

- SELECTED PARCEL
- PARCELS
- LAKE ELSINORE

IMAGERY DATE: MARCH 2007

\*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 Jul 07 08:31:24 2008