

**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. 2008-380, Authorization to Purchase Real Property, Assessor's Parcel Numbers 351-111-002 and 351-111-003 for the Public Safety Enterprise Communications Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-380, Authorization to Purchase Real Property in Quail Valley, California, for the Public Safety Enterprise Communications Project, Assessor's Parcel Numbers 351-111-002 and 351-111-003;
2. Approve the Agreement 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

FINANCIAL DATA	Current F.Y. Total Cost:	\$105,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$105,000	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 K. Sargent
County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: Cynthia M. Gunzel 8-26-08
DATE: SYNTHIA M. GUNZEL

Departmental Concurrence

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

Department of Facilities Management
Resolution No. 2008-380, Authorization to Purchase Real Property, Assessor's Parcel
Numbers 351-111-002 and 351-111-003 for the Public Safety Enterprise
Communications Project
August 13, 2008
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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), it is now possible to proceed for 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 Quail Valley. The Phase I report for said subject property indicates no contamination.

The Quail Valley site (Exhibit I) is a new microwave and radio location offering coverage in a poorly served area near Canyon Lake. A county owned site offers reduced life cycle costs, strong site security and good communications reliability. The acquisition process involves the purchase of two vacant lots of approximately 0.5 acres total. The purchases are from willing sellers at \$45,000 for each lot plus \$7,500 each for transaction costs, for a total of \$105,000. The site is located on an existing unpaved road with electrical service nearby and is sited near a water tank to reduce vegetative disturbance and visual impacts on the rural area.

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:

Purchase Price (APN 351-111-002)	\$45,000
Purchase Price (APN 351-111-003)	\$45,000
Misc. transaction costs (including title and escrow)	<u>\$15,000</u>
TOTAL	\$105,000

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.

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3 Resolution No. 2008-380
4 Authorization to Purchase the Quail Valley Site for
5 Public Service Enterprise Communications Project Site
6 Assessor's Parcel Number(s) 351-111-002 and 351-111-003
7 Owners: Silva and Negrete

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
9 Supervisors of the County of Riverside, in regular session assembled on September
10 16, 2008, at 9:00 a.m., in the meeting room of the Board of Supervisors located on the
11 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
12 authorizes transactions in which the County of Riverside will purchase from the
13 following: Paul K. and Madelyn J. Silva, trustees, for certain real property, identified as
14 Riverside County Assessor's Parcel Number 351-111-002 for a purchase price not-to-
15 exceed (\$45,000) plus transaction costs not-to-exceed Seven Thousand Five Hundred
16 Dollars (\$7,500) and Laura Negrete for certain real property identified as Riverside
17 County Assessor's Parcel Number 351-111-003 for a purchase price not-to-exceed
18 Forty-five Thousand Dollars (\$45,000) plus transaction costs not-to-exceed Seven
19 Thousand Five Hundred Dollars (\$7,500) located in the Quail Valley area, County of
20 Riverside, State of California, more particularly described in Exhibit "I", attached hereto
21 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
25 Board of Supervisor of the County of Riverside is authorized to execute the necessary
documents to complete this purchase of real property.

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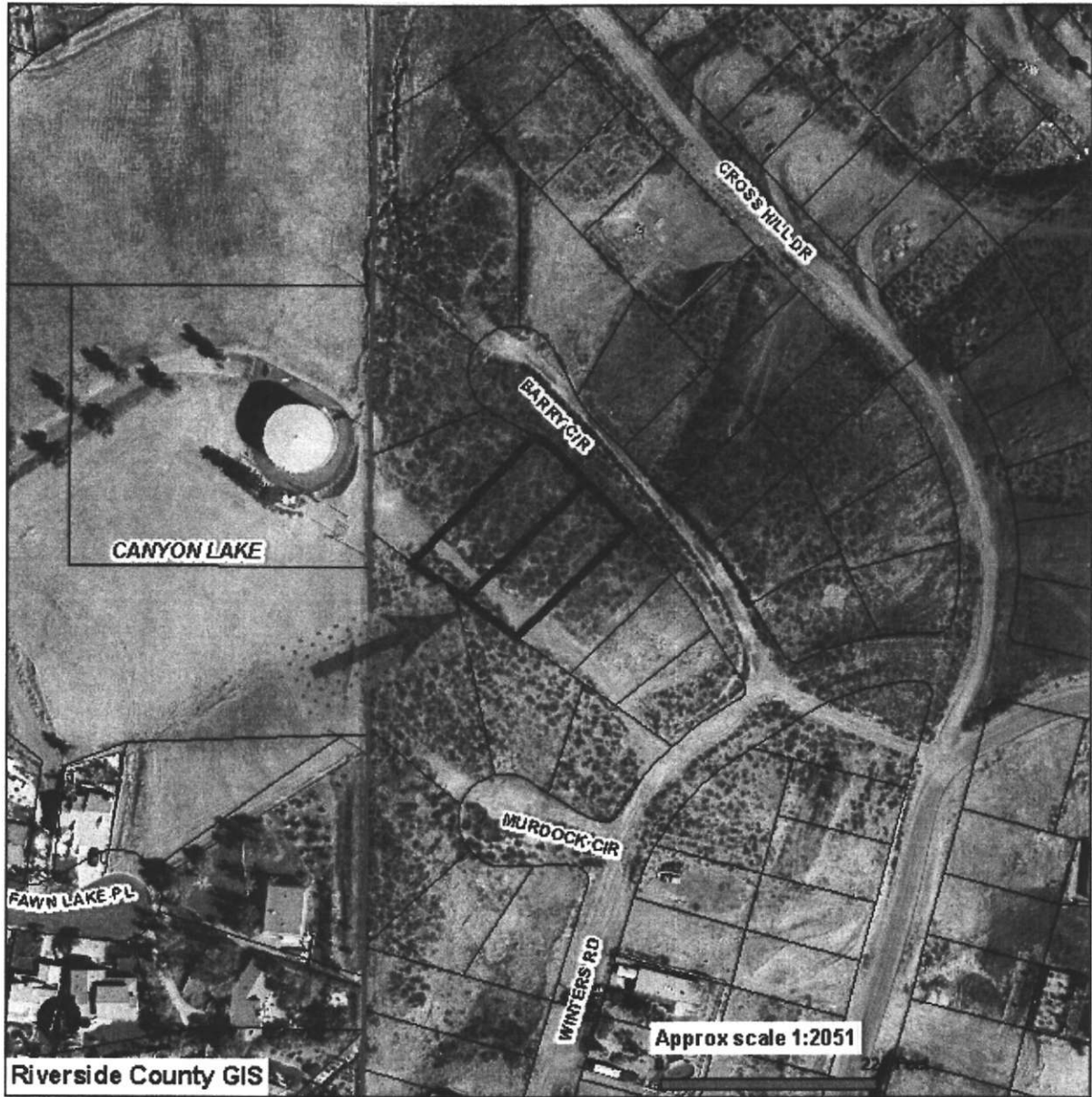
BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department of Facilities Management, or his designee, is authorized to execute the necessary documents to complete this purchase of real property.

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JKH:pa
08/26/08
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12.066

FORM APPROVED COUNTY COUNSEL
BY: *Pamela J. Walls* 9/11/08
PAMELA J. WALLS DATE

PSEC Quail Valley



Selected parcel(s):
351-111-002 351-111-003

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.