

**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. 2008-391, Authorization for Purchase of Real Property Assessor Parcel Number 523-140-003 for the Public Safety Enterprise Communications Project Site

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No.2008-391, Authorization to Purchase Real Property in the County of Riverside known as Assessor's Parcel 523-140-003;
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;

Lisa Brandl for:

(continued)

Lisa Brandl

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$145,500	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$145,500	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

FORM APPROVED COUNTY COUNSEL
BY: *Joe S. Rank* 8/23/08
DATE
BY: JOE S. RANK

Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 06/24/08, 3.33

District: 5

Agenda Number:

9.2.08 3.61

3.24 9

3. Authorize the Director of The Department of Facilities Management to explore implementation of a double escrow transaction with a neighboring property owner whereby county gains ownership of the half acre PSEC site and the neighbor purchases the 10.5 acre balance of the site;
4. 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,
5. 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) 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 in Morongo. The Phase I report for said subject property indicates no contamination. A Notice of Intention to Purchase a number of proposed project sites was approved by the Board on June 24, 2008.

The Morongo Site (Exhibit I) is a new microwave and radio location offering improved coverage, better reliability and good life cycle costs in an area where topography restricts coverage and isolation adds to emergency response times. The Morongo property is comprised of 11 acres and the seller has refused the sale of the needed 0.5 acre PSEC area on its own, preferring instead to sell the entire parcel to the county. Purchase of the whole site is within acceptable cost parameters. PSEC requires a permanent use area of less than an acre at this location for vehicle access, staging and the radio tower, equipment building and generators within a fenced compound of about 4,500 square feet. An abutting owner has offered to enter into a joint double escrow whereby the county would purchase its required land area and they would purchase and fund the balance of the site, saving the county over \$125,000. The Department of Facilities Management seeks authority to enter into the double escrow, if feasible, or purchase the full site, if needed. The financial data reflects the whole site purchase.

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

Department of Facilities Management
Resolution No. 2008-391, Authorization for Purchase of Real Property Assessor Parcel
Number 523-140-003 for the Public Safety Enterprise Communications Project Site
August 13, 2008
Page 3

FINANCIAL DATA:

The following summarizes the funding necessary for this acquisition:

Morongo Purchase Price	\$138,000
Misc.transaction costs (including title and escrow)	<u>\$ 7,500</u>
TOTAL	\$145,500

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

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3 Resolution No. 2008-391
4 Authorization to Purchase the Morongo
5 Public Service Enterprise Communications
6 Project Site – Department of Facilities Management
7 A portion of Riverside County Assessor Parcel 523-140-003
8 Owner: Questar Regulated Services

9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
10 County of Riverside, in regular session assembled on September 16, 2008, at 9:00 a.m., in the
11 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative
12 Center, 4080 Lemon Street, Riverside, California, authorizes a transaction in which the County
13 of Riverside will purchase from Questar Related Services certain real property identified as
14 Riverside County Assessor's Parcel Number 523-140-003 for a purchase price not-to-exceed
15 One Hundred Thirty-Eight Thousand Dollars (\$138,000) plus transaction costs not-to-exceed
16 Seventy-five Hundred Dollars (\$7,500), located in the Morongo area, County of Riverside,
17 State of California, more particularly described in Exhibit "I", attached hereto and thereby
18 made a part thereof.

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

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

24 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.

JKH:jw
08/13/08
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FORM APPROVED COUNTY COUNSEL

BY: Pamela J. Walls 9/11/08
PAMELA J. WALLS DATE

