

333



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 25, 2008

SUBJECT: Resolution No. 2009-001, Authorization to Purchase San Bernardino Assessor's Parcel Number 1178-061-02-0000 for the Public Safety Enterprise Communications Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Declare the northerly 18.947 acres of the 24 acres of land on a portion of San Bernardino Assessor's Parcel Number 1178-251-08-0000 as purchased by the County of Riverside as being of no necessity to the county, declaring the property surplus;
2. Authorize the Director of Facilities Management to use the property as consideration in payment for a vehicular and power line easement over San Bernardino County Assessor's Parcel Numbers 1178-191-04-0000 and 1178-061-02-0000;
3. Approve Resolution No. 2009-001, Authorization to Purchase Real Property in Colton, California for the Public Safety Enterprise Communications Project in San Bernardino County, a 19-acre portion of Assessor's Parcel Number 1178-061-02-0000;

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$10,000	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	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 checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
 ROBERTE BYRD, AUDITOR-CONTROLLER
 BY:
 SUSANA GARCIA-BOCANEGRA
 DATE: 12/17/08
 Departmental Concurrence
 SYNTHIA M. GUNZEL
 DATE: 12-13-08
 FORM APPROVED COUNTY COUNSEL
 BY:
 CYNTHIA M. GUNZEL

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

RECOMMENDED MOTION: (Continued)

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;
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; and
6. Authorize the Auditor-Controller to amend Facilities Management's FY 2008-2009 Real Property budget (7200400000) as specified on Schedule "A".

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 county seeks to replace leased communications facilities at Blue Mountain in Colton (Exhibit A) with a proposed facility composed of a tower, equipment building and generator in a fenced compound near the present facility. The Blue Mountain facility is located east of I-215 on the Colton and Grand Terrace boundary. The mountain top range covers the critical I-215 corridor and into Reche Canyon and covers other county radio and microwave sites in the northwestern portion of the county. The County has reached an agreement with the owner of the proposed radio site and with another property owner selling the county road and power lines easements. To accomplish construction and operation, an additional access easement must be acquired on an existing dirt road which completes access to a public street.

The property owner of Assessor's Parcel Number 1178-191-04-0000 provides one of two access easements to a number of communications site users on their and other Blue Mountain property owners' lands. The county may gain non-exclusive right to use and maintain this road through an easement purchase price not-to-exceed \$120,000. Some improvement to the existing road at county cost is needed for large construction equipment. Compensation to the owner and transaction costs for the project will be fully funded through the currently appropriated FY 2008/09 PSEC budget. Use of the existing roads reduces environmental impact on this largely natural area.

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

Department of Facilities Management
Resolution No. 2009-001, Authorization to Purchase Assessor's Parcel Number 1178-061-02-0000 for the Public Safety Enterprise Communications Project
November 25, 2008
Page 3

FINANCIAL DATA:

The following summarizes the funding necessary for this acquisition:

Purchase Price	
(Paid as land by Assessor's Parcel Number 1178-251-08-0000):	\$120,000
Title Insurance and Escrow:	<u>\$ 10,000</u>
TOTAL	\$130,000

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

Department of Facilities Management
Resolution No. 2009-001, Authorization to Purchase Assessor's Parcel Number 1178-061-02-0000 for the Public Safety Enterprise Communications Project
November 25, 2008
Page 4

SCHEDULE A

Increase Estimated Revenues:

10000-7200400000-778280	Interfund-Reimb for Service	\$10,000
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Increase Appropriations:

10000-7200400000-525400	Title Company Services	\$10,000
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3 Resolution No. 2009-001
4 Authorization to Purchase Public Safety Enterprise Communications Project Site
5 Department of Facilities Management
6 San Bernardino County Assessor's Parcel Number: 1178-061-02-0000
7 Owner: Kidd

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside, in regular session assembled on February 10, 2009, 9:00 a.m., in the
10 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative
11 Center, 4080 Lemon Street, Riverside, California, authorizes a transaction in which the County
12 of Riverside will purchase from Denis W. Kidd certain real property identified as San
13 Bernardino County Assessor's Parcel Number 1178-061-02-0000 with a land exchange
14 consideration valuation price not-to-exceed One Hundred Twenty Thousand Dollars
15 (\$120,000) plus transaction costs not-to-exceed Ten Thousand Dollars (\$10,000), located in
16 the City of Colton, County of San Bernardino, State of California, more particularly described in
17 Exhibit "A", attached hereto and thereby made a part hereof.

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

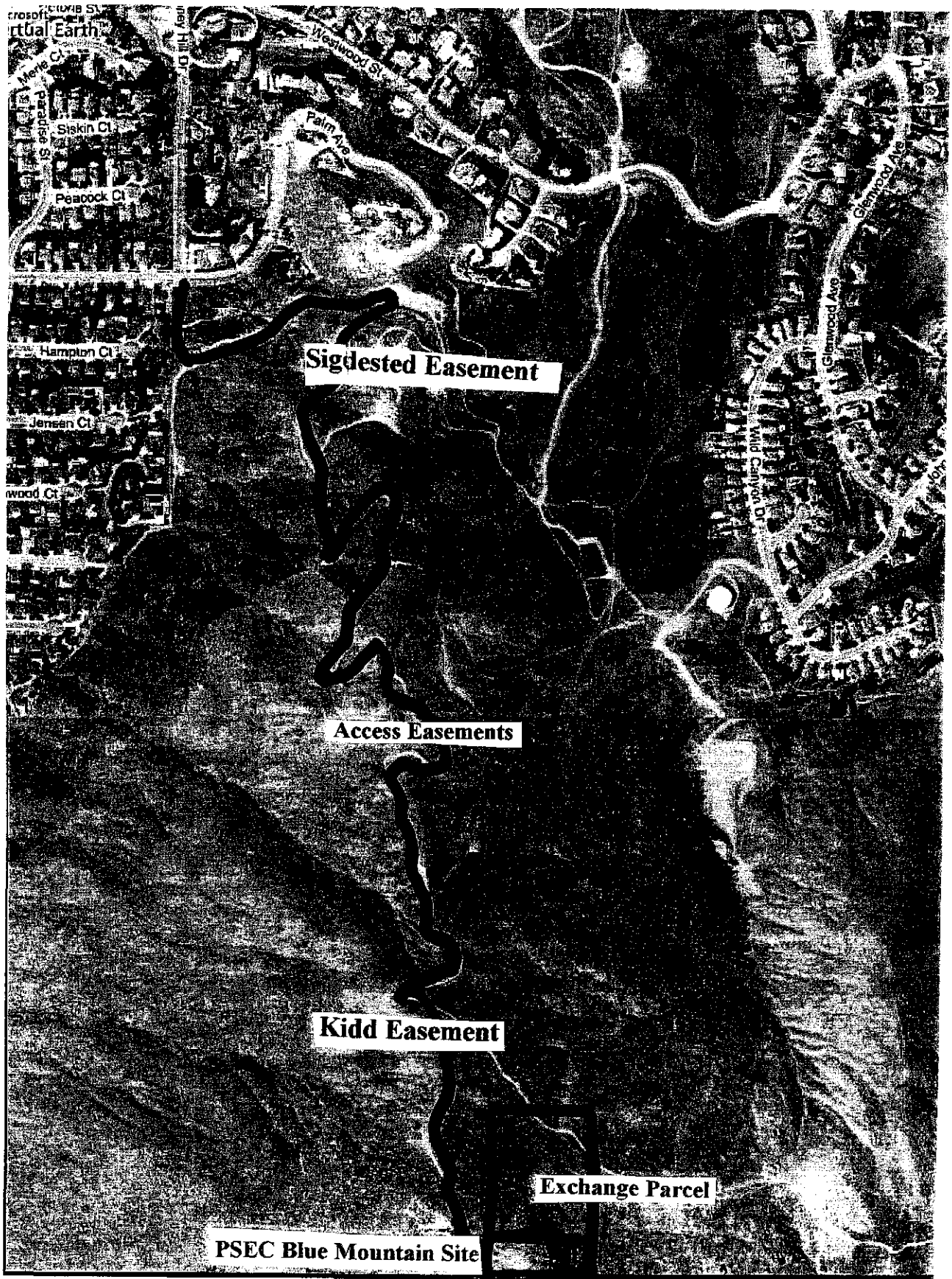
20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
21 Supervisors of the County of Riverside is authorized to execute the documents to complete the
22 purchase.

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

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FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: *12-10-09*
SYNTHIA M. GUNZEL

JKH:ra
11/25/08
019IT
12.255



PSEC Blue Mountain Site
Exhibit A

Exhibit "A"

Legal Description Parcel 19 Ac

All that portion of the West one-half of the West one-half of the Southwest one-quarter of Section 3, Township 2 South, Range 4 West, San Bernardino Meridian, in the County of San Bernardino, State of California, according to the Official Plat thereof, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter of Section 3;

thence South 0°39'50" East, along the West line of said Section 3, a distance of 1292.86 feet;

thence South 89°37'56" East, along a line parallel to the North line of the Southwest one-quarter of Section 3 a distance of 640.73 feet, more or less, to the East line of the West one-half of the West one-half of the Southwest one-quarter of said Section 3;

thence North 0°42'18" West, a distance of 1292.88 feet to the Northeast corner of the West one-half of the West one-half of the Southwest one-quarter of said Section 3

thence North 89°37'56" West, along the North line of the Southwest one-quarter of Section 3, a distance of 639.80 feet to the **Point of Beginning**.

Containing an area of 19.00 Gross Acres.

Subject to all other easements and offers of dedication of record.

As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Prepared by:

Steve A. Leja – PLS 5933
Expires 12/31/2008

Leja Surveying Corp

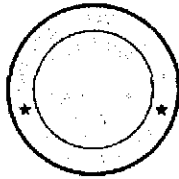


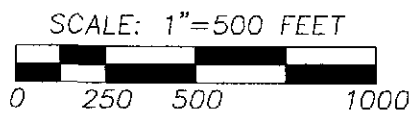
EXHIBIT "B"

PARCEL 19 Ac

a portion of the Southwest 1/4 of Section 3, T2S, R4W, SBM



**COMMUNICATION
SITE**



LINE NO.	BEARING	DISTANCE
L1	N 00°39'50" W	339.91
L2	S 89°37'56" E	640.97
L3	N 00°42'18" W	339.92