

753

337



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
September 23, 2004

SUBJECT: RESOLUTION NO. 2004-444, INTENTION TO EXCHANGE REAL PROPERTY WITH THE CITY OF PERRIS, COUNTY ADMINISTRATIVE CENTER IN PERRIS/227 NORTH "D" STREET (REMAINDER)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution 2004-444, Intention to Exchange Real Property referred to as a portion of the County Administrative Center located at 227 North "D" Street, Perris, consisting of a building containing approximately 13,429 square feet located on approximately 69,260 square feet or 1.59 acres more or less of land known as Assessor's Parcel Number 311-120-018 (remainder) shown on Exhibit "A" attached hereto and made a part hereof by grant deed to the City of Perris ("City") in exchange for the City granting to the County, Assessor's Parcel Number 311-190-008 consisting of 530,125 square feet or 12.17 acres of open land shown on Exhibit "B" attached hereto and made a part hereof, which the City currently has under contract to purchase.

2. Authorize the Clerk of the Board to advertise pursuant to Section 6061 of the Government Code.

BACKGROUND: For the past year the County of Riverside has been involved in a phased transfer of its County Administrative Center in Perris to the City of Perris. The first transfer was a sale of 135 North "D" Street which the Supervisors approved on November 25, 2003 in Item 3.32. This action was followed by an exchange of 1.44 acres of County land and buildings located at 227 "D" Street for 3.87 acres of City owned open land nearby which was approved on July 27, 2004 in Item 3.25. (Continued on Page 2)

MJS:JMP:sh
9.205


MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	No
	Annual Net County Cost 04/05:	N/A	For Fiscal Year:	03/04

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:



County Executive Office Signature

Dep't
Recomm.: Policy

Per Exec. Consent

Ofc.: Policy

Prev. Agn. Ref.: 11/25/03 3.32 | **District:** 5 | **Agenda Number:**

7/27/04 3.25

3.10_a

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2004-444 INTENTION TO EXCHANGE REAL
PROPERTY WITH THE CITY OF PERRIS, COUNTY ADMINISTRATIVE
CENTER IN PERRIS/227 NORTH "D" STREET (REMAINDER)

September 23, 2004

Page 2

BACKGROUND: (Continued)

The transfers are to permit the City to expand its governmental complex next door and will provide the County with land to replace and expand its service center on a large site to the east. The larger site permits the County to continue its successful pattern of multi-building governmental campuses.

The currently proposed transaction will be the third and final transfer of the balance of the Perris County Administrative Center (APN 311-120-018). In this transaction the County will provide 13,429 SF of a building construction in 1945 which currently supports a Community Health Agency Clinic, the Assessor's office and the former Perris Court in exchange for 12 acres of open land. The City will lease back the building to the County, at not cost, which will permit continued public service during construction. When vacated, the City will modernize this structure. This would bring the County land holdings to approximately 16 acres which will be used to support replacement and expansion of an area Sheriff Patrol Station together with a regional support and administrative facilities, construction of a 22,000 SF replacement facility for the CHA clinic and perhaps other facilities at a later date. The CHA clinic may test and evaluate a new modular building concept expected to reduce costs and construction time, when compared to conventional delivery methods.

The Capital Improvement Project team has reviewed and endorsed this transaction. Bond finance is available for capital costs and departments have operating funds for the larger facilities. Site development would be subject to a full California Environmental Quality act review process prior to Supervisor's approval of development budgets.

RESOLUTION NO. 2004-444

**INTENTION TO EXCHANGE REAL PROPERTY
WITH THE CITY OF PERRIS
COUNTY ADMINISTRATIVE CENTER
227 NORTH "D" ST. PERRIS (REMAINDER)**

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED BY A four-fifths vote of the Board of Supervisors, State of California, in regular session assembled on October 5, 2004 and **NOTICE IS HEREBY GIVEN, PURSUANT TO** Section 25365 et. Seq. of the Government Code, that this Board intends to complete an exchange with the City of Perris "City" in which the remainder of the County Administrative Center known as Assessor's Parcel Number 311-120-018, located at 227 North "D" Street, Perris, consisting of a building containing approximately 13,429 square feet with parking situated on approximately 69,260 square feet or 1.59 acres of land will be granted to the City; in exchange the City will grant to the County vacant land consisting of 530,125 square feet or 12.17 acres known as Assessor's Parcel Number 311-190-008 located nearby on Interstate 215.

BE IT FURTHER RESOLVED AND DETERMINED that on October 26, 2004, at or after 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1st floor Annex of the County Administrative Center, 4080 Lemon Street, Riverside, California the Board will meet and consider the property to be exchanged.

1 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board of
2 Supervisors is directed to give notice hereof as provided in Section 6061 of the
3 Government Code.
4

JMP:sh
9/23/04
048FM
9.206

FORM APPROVED
COUNTY COUNSEL

SEP 27 2004

BY 
ASSISTANT COUNTY COUNSEL

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28