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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
October 6, 2004

**SUBJECT:** RESOLUTION NO. 2004-462 AUTHORIZATION 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 2004-462, Authorization 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 311-190-009 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 is now owned by the City.
2. Approve the Exchange Agreement between the County of Riverside and the City of Perris.
3. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction.
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:** 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

(Continued on Page 2)

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MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$-0-	For Fiscal Year:	04/05

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

**C.E.O. RECOMMENDATION:** **APPROVE**



**County Executive Office Signature**

Dep't Recom m.:  
 Policy  
 Per Exec. Ofc.:  
 Policy  
 Consent  
 Policy  
 Consent  
 Policy

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

M.O. 3.25 7/27/04

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

3.23

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2004-462 AUTHORIZATION TO EXCHANGE REAL  
PROPERTY WITH THE CITY OF PERRIS, COUNTY ADMINISTRATIVE  
CENTER IN PERRIS/227 NORTH "D" STREET (PTN)

October 6, 2004

Page 2

**BACKGROUND:** (Continued)

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. The transfers are to permit the City to 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 no 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 financing is available for capital costs and departments have operating funds for the larger facilities. Approximately \$2,000.00 will be spent to cover title insurance and escrow charges. Site development would be subject to a full California Environmental Quality act review process prior to Supervisor's approval of development budgets.

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3 RESOLUTION NO. 2004-462

4 AUTHORIZATION TO EXCHANGE REAL PROPERTY  
5 WITH THE CITY OF PERRIS, COUNTY ADMINISTRATIVE CENTER  
6 IN PERRIS, 227 "D" STREET, PERRIS (REMAINDER)

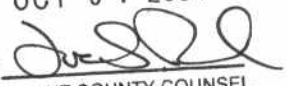
7 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by a four-fifths  
8 vote of the Board of Supervisors, State of California, in regular session assembled on  
9 October 26, 2004 that the exchange of the remainder of the County Administrative  
10 Center known as 227 N. "D" Street, Perris, consisting of a building containing  
11 approximately 13,429 square feet located on approximately 69,260 square feet or 1.59  
12 acres more or less of land known as Assessor's Parcel Number 311-120-018  
13 (remainder), shown on Exhibit "A" attached hereto and made a part hereof, located in  
14 the City of Perris, to the City of Perris, in exchange for the City granting to the County,  
15 Assessor's Parcel Number 311-190-008 consisting of 530,125 square feet or 12.17  
16 acres of open land shown on Exhibit "B" attached hereto and made a part hereof, which  
17 the City owns, is hereby approved.  
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20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the  
21 Board of Supervisors of the County of Riverside is authorized to execute the documents  
22 to complete the sale.

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

FORM APPROVED  
COUNTY COUNSEL

OCT 07 2004

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28 BY   
ASSISTANT COUNTY COUNSEL

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10/6/04

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