

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

507



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 2, 2005

**SUBJECT:** OPTION TO PURCHASE BETWEEN COUNTY OF RIVERSIDE AND CBC1, A LIMITED PARTNERSHIP, LAKE ELSINORE

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached Option to Purchase and authorize the Chairman of the Board to execute same on behalf of the County.

**BACKGROUND:** The Option to Purchase between the County of Riverside and CBC1 outlines key terms and conditions under which the County has the right, but not a legal obligation, to purchase 2.5 acres of property in Lake Elsinore for the development of a transitional living facility for families and single women. Implementation of this option is needed for DPSS secured project funding of \$400,000 from HUD's Supportive Housing Program.

(Continued on Page 2)

Departmental Concurrence

  
MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

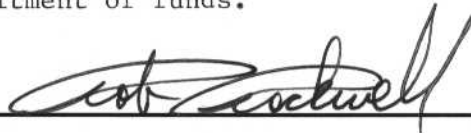
  
CYNTHIA J. HINCKLEY, Director  
Department of Public Social Services

CJH:MJS:SE:pc  
9.746

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ N/A	<b>In Current Year Budget:</b>	N/A
	<b>Current F.Y. Net County Cost:</b>	\$ N/A	<b>Budget Adjustment:</b>	N/A
	<b>Annual Net County Cost:</b>	\$ N/A	<b>For Fiscal Year:</b>	05/06
<b>SOURCE OF FUNDS:</b>			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** Approve and direct the CIP team to review the project scope prior to the commitment of funds.

**County Executive Office Signature**



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

Prev. Agn. Ref.: 11/23/04 3.24,  
3/22/05 3.17

District: 1

Agenda Number:

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

3.8

BOARD OF SUPERVISORS

Form 11: OPTION TO PURCHASE BETWEEN COUNTY OF RIVERSIDE AND CBC1,  
A LIMITED PARTNERSHIP, LAKE ELSINORE

November 2, 2005

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**BACKGROUND:** The Offer to Purchase is contingent on the Board's approval of an Intent to Purchase and Authorization to Purchase Real Property should County decide to exercise this option. A Form 11 was approved on 11/23/04 (Agenda #3.24) for DPSS to seek the Department of Facilities Management's help in locating suitable property through lease or purchase and to assist DPSS in planning for a transitional living facility.

The Offer to Purchase is also contingent on a ten year or longer lease between the County and CBC1 for a build-to-suit commercial office building of approximately 35,000 square feet to be located in close proximity to the transitional living facility. On March 22, 2005 (Agenda #3.17), a Form 11 was approved for DPSS to seek the Department of Facilities Management's help to locate sites in various cities, including Lake Elsinore to house DPSS self-sufficiency programs.

This office building will replace an existing dated facility on Chaney Street, Lake Elsinore, located in close proximity to the new site. Linking the transitional living facility with the new commercial office building offers program coordination advantages to DPSS, and may also result in reduced construction costs. The transitional facility is seen as a prototype for future similar facilities to be located elsewhere in the County.