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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 16, 2006

SUBJECT: RESOLUTION NO. 2006-204, NOTICE OF INTENTION TO PURCHASE REAL PROPERTY - APNs 211-021-003, 004, 005, 008, 010, 018 & 019 TO ACCOMMODATE RELOCATION OF PURCHASING/FLEET SERVICES DEPARTMENT'S DOWNTOWN FACILITY

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2006-204, Notice of Intention to Purchase Real Property - APN's 211-021-003, 004, 005, 008, 010, 018, & 019 to Accommodate Relocation of Purchasing/Fleet Services Department's Downtown Facility; and
2. Authorize the Department of Facilities Management to expend approximately \$20,000 in Capital Improvement Project (CIP) funds to complete due diligence on the property, consisting of appraisal costs, a hazardous materials survey, and miscellaneous studies.

(Cont'd)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,532,000.00	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	Yes
	Annual Net County Cost 2005/06:	\$ -0-	For Fiscal Year:	2005/06

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

Consent
 Policy
 Consent
 Policy

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

BOARD OF SUPERVISORS

Form 11: RESOLUTION NO. 2006-204, NOTICE OF INTENTION TO PURCHASE REAL PROPERTY - APNs 211-021-003, 004, 005, 008, 010, 018, & 019 TO ACCOMMODATE THE PURCHASING DEPARTMENT / FLEET SERVICES

MAY 16, 2006

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BACKGROUND: Facilities Management proposes to purchase the site (commonly known as 2991 4th Street, 2580 3rd Street, and 3333 Park Avenue, a total of approximately 2.28 acres) for an amount not to exceed \$2,500,000 from the seller, the Wood Family, together with typical estimated transaction costs of approximately \$12,000 to cover escrow, title, and other associated transaction fees and \$20,000 to complete due diligence on the property (e.g. appraisal costs, hazardous materials survey, and miscellaneous studies). Final purchase price of the seven parcels will be based upon an appraisal to be obtained by the Department of Facilities Management.

Fleet Services currently supports various County agencies and the City of Riverside with a vehicle fueling and car wash operation on Thirteenth Street and Orange Street in downtown Riverside. Continued growth of the County has resulted in a need to expand County office space in the downtown area, and a new law building is in design for the block currently occupied by the fueling and car wash facility. Relocation of fueling and car wash operations to another location near downtown is needed to ensure continued vehicle services, and to allow for demolition (and possible remediation) of the existing facility.

The proposed purchase of the 3rd street property will allow Facilities Management to construct new vehicle storage and fueling facilities close to downtown in FY 07/08, and also offers County users easy access to the 60, 91, and 215 Freeways. The seven parcels wrap around a County-owned homeless shelter, and the additional 2.2 acres builds toward a significant land endowment for future County functions; in other words, the site presents the County with an opportunity to expand its property inventory in the general downtown area.

RESOLUTION NO. 2006-204

NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
IN THE CITY OF RIVERSIDE FOR FLEET SERVICES
APNs: 211-021-003, 004, 005, 008, 010, 018, 019

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on June 6, 2006, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board (at its public meeting on July 11, 2006 at 9:00 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California intends to authorize a transaction in which the County of Riverside will purchase (from Robert & Cynthia Wood, et. al.) certain real properties known as 3333 Park Avenue, 2991 4th Street, 2993 4th Street, 2570 3rd Street, 2580 3rd Street and 2544 3rd Street, located in the City of Riverside, County of Riverside, State of California, identified by Riverside County Assessor's Parcel Numbers 211-021-003, 211-021-004, 211-021-005, 211-021-008, 211-021-010, 211-021-018, 211-021-019, more particularly described in Exhibit "A" attached hereto and thereby made a part hereof, consisting of seven separate, legal and contiguous lots totaling approximately ninety nine thousand, one hundred thirty four (99,134) square feet or 2.28 acres at a purchase price not to exceed two million, five hundred thousand dollars (\$2,500,000.00), plus miscellaneous closing costs in the approximate amount of twelve thousand dollars (\$12,000.00).

BE IT FURTHER RESOLVED AND DETERMINED that the property to be purchased is necessary for use by the County of Riverside on behalf of the Purchasing Department's Fleet Services Division.

BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities Management is to expend approximately \$20,000 in Capital Improvement Project (CIP) funds to complete due diligence on the property, consisting of appraisal costs, a hazardous materials survey, and miscellaneous studies.

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 6063 of the Government
3 Code.

4 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department
5 of Facilities Management, or his designee, is authorized to execute the necessary documents
6 to complete this purchase of real property.

JMP:eo
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21 FORM APPROVED
22 COUNTY COUNSEL

23 MAY 25 2006

24 BY 

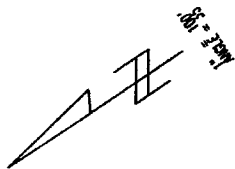
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

EP: 23-2005

SEC. 24 T. 2S., R. 5W
CITY OF RIVERSIDE

T.R.A. 009-000
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MB 8/10 FAYLES SUB

Feb 2005

ASSESSOR'S MAP BK211 PG.02
Riverside County, Calif. 660

EXHIBIT "A"