

2007.10.202

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

232



Serena Chan  
SERENA CHAN  
Reviewed by  
CIP TEAM

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 26, 2007

**SUBJECT:** Resolution No. 2007-485, Notice of Intention to Purchase Real Property, Community Health Agency, Corona

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2007-485, Notice of Intention to Purchase Real Property known as Riverside County Assessor's Parcel Number 118-130-013 and 118-130-014 from Janet Struiksma and a portion of 118-130-012 from Taquierias Guadalajara, LLC; and
2. Authorize the Department of Facilities Management to negotiate the purchase of the Struiksma property for a purchase price of \$2,500,000 and to negotiate the purchase of The Taquierias Guadalajara, LLC property for \$700,000 and to incur typical transaction costs not-to-exceed \$91,000.

**BACKGROUND:** (Commences on Page 2)

Robert Field, Director  
Department of Facilities Management

RF:JKH:cm  
11.197

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$3,291,000	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$3,291,000	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	07/08

<b>SOURCE OF FUNDS:</b> General Fund Designation (Capital Project and Land Banking designation)	<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

BY   
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: Cynthia M. Gunzel 11-7-07  
DATE  
CYNTHIA M. GUNZEL

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

3.14

**BACKGROUND:**

The Community Health Agency (CHA) currently provides family health care needs from a 7,600 SF facility located in the basement of the Corona County Center Building at 505 South Buena Vista Avenue. The 7,600 SF clinic shares an entrance and waiting room with county's Probation Department. The proposed 1.9 acre parcel will support a two story CHA building. An additional 20,000 SF purchase from an adjacent parcel will supply additional parking.

The proposed project has been coordinated through Corona's redevelopment agency which supports the redevelopment of this blighted site. The purchase of the property is exempt from the provisions of CEQA. Pursuant to CEQA Guidelines, Section 15062, a Notice of Exemption was filed with the county Clerk on September 21, 2007 and removed by the county Clerk on October 20, 2007, finalizing the 30-day period. Once detailed plans are set, the construction and operation of the new County facility may undergo further CEQA review. The property is currently developed and the proposed reuse of the site is consistent with the community land use patterns.

Facilities Management has been searching for two years for a downtown Corona location for a replacement facility and has located land nearby the present Buena Vista site. Facilities Management proposes the purchase of the three (3) parcels of land located west of 6<sup>th</sup> and Smith Streets. The tight land site will likely require a two story building with approximately 12,000 square feet, per floor.

The purchase price at \$3,200,000 plus transaction costs reflects the tight Corona land market. The proposed location for the replacement facility protects the clinic's current customer base and additional space permits growth in customer contact. The Women's, Infant's and Children's nutrition programs are currently in leased space and will be moved to the new building.

(continued)

Department of Facilities Management  
Resolution No. 2007-485, Notice of Intention to Purchase Real Property, Community  
Health Agency, Corona  
November 26, 2007  
Page 3

**FINANCIAL DATA:** The following summarizes the funding necessary to acquire  
Assessor's Parcel Numbers 118-130-013; 118-130-014 and a portion of 118-130-012:

Purchase Price:	\$3,200,000
(APN's 118-130-013 and 118-130-014 = \$2,500,000 and a portion of 118-130-012 = \$700,000)	
Estimated Title and Escrow Costs:	\$11,000
Estimated Due Diligence Costs:	\$50,000
Estimated Appraisal Costs:	\$20,000
Estimated DOFM Real Property Costs	<u>\$10,000</u>
Total Estimated Acquisition Costs	\$3,291,000

2  
3 Resolution No. 2007- 485  
4 Notice of Intention to Purchase Real Property  
5 Located in the City of Corona, County of Riverside, California  
6 APNs: 118-130-013, 118-130-014 and a portion of 118-130-012 consisting of 2.4+/- acres

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
8 County of Riverside in regular session assembled on December 11, 2007, and NOTICE IS  
9 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its  
10 public meeting on January 15, 2008, at 9:00 a.m. in the meeting room of the Board of  
11 Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
12 Riverside, California, intends to authorize a transaction in which the County of Riverside will  
13 purchase certain real property located in the City of Corona, County of Riverside, State of  
14 California, identified by Riverside County Assessor's Parcel Number 118-130-013, 118-130-  
15 014 and a portion of 118-130-012, more particularly described in Exhibit "A" attached hereto  
16 and thereby made a part hereof, consisting of three separate, legal lots of 2.4 +/- acres at a  
17 purchase price not-to-exceed three million, two hundred-thirty thousand dollars (\$3,200,000),  
18 plus miscellaneous escrow closing costs in the approximate amount of five thousand dollars  
19 (\$5,000).

20 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities  
21 Management is to expend approximately eighty-six thousand dollars (\$86,000) to complete  
22 due diligence on the property, consisting of a preliminary title report, appraisal costs, a  
23 hazardous materials survey and miscellaneous other studies as deemed necessary.

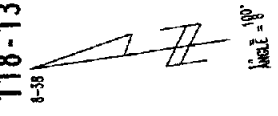
24 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
25 Supervisors is directed to give notice hereof as provided in Section 6063 of the Government  
Code.

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

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FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 11-30-07  
DATE  
SYNTHIA M. GUNZEL

118-13  
8-38



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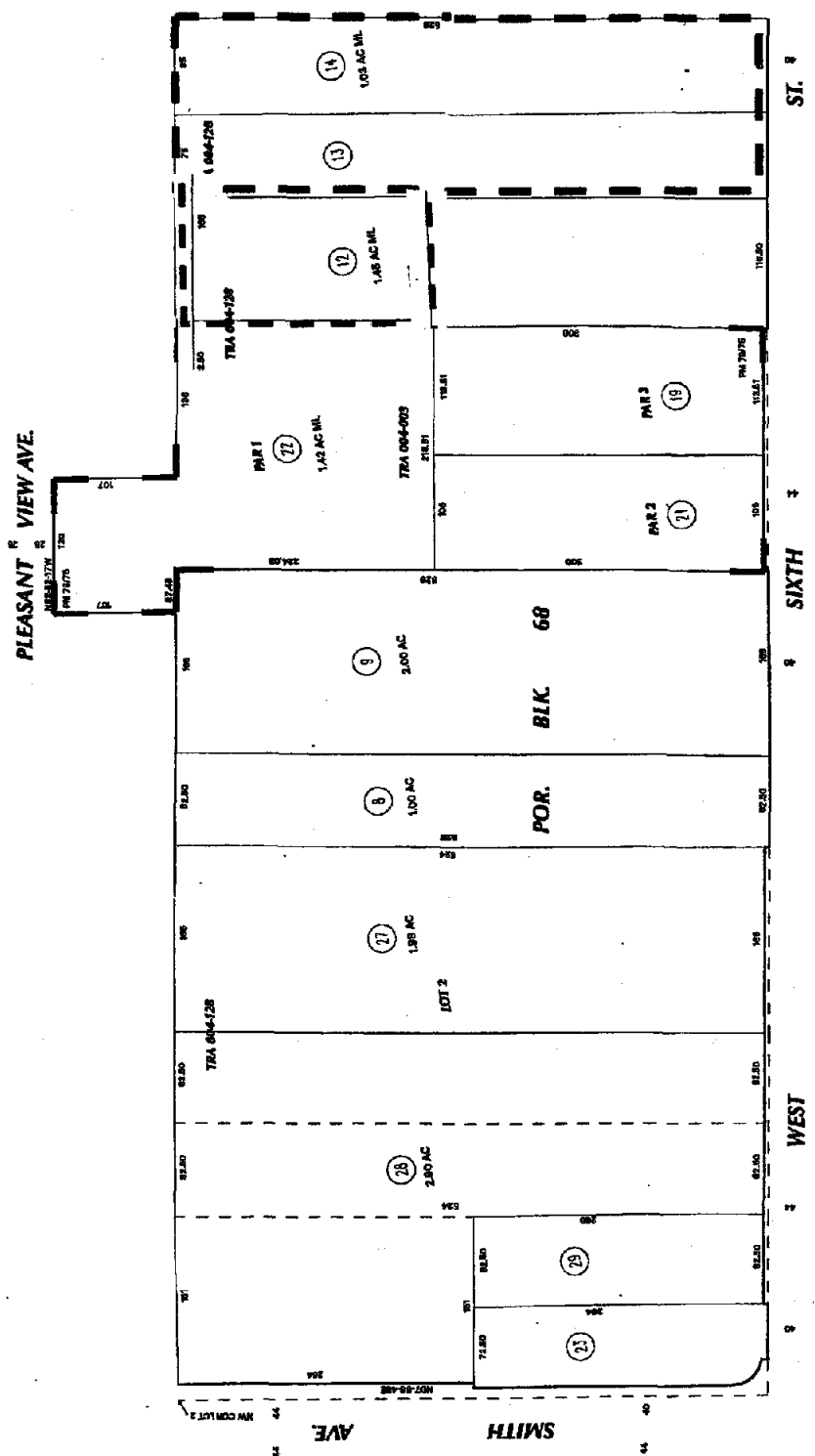
T.R.A. 004-003  
004-128

09 SEC. 26 27 T. 3S., R. 7W  
CITY OF CORONA

11

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.

AUG 31 2008



05

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SEP 2 9 2008

LOT	ACRES	FEET	FEET
1	1.42	114.4	114.4
2	1.48	114.4	114.4
3	1.02	114.4	114.4
4	2.00	114.4	114.4
5	1.00	114.4	114.4
6	1.98	114.4	114.4
7	2.00	114.4	114.4
8	2.00	114.4	114.4
9	2.00	114.4	114.4
10	2.00	114.4	114.4
11	2.00	114.4	114.4
12	2.00	114.4	114.4
13	2.00	114.4	114.4
14	2.00	114.4	114.4

Aug 2008

110 03

PN 79/75-76 PARCEL MAP NO. 14477  
WB 9/16-1 SB SOUTH RIVERSIDE LAND & WATER COMPANY

110 02

EXHIBIT "A"

DATE: 08/14

600

ASSESSOR'S MAP BK118 PG.13  
Riverside County, Calif.

103 28