



# MEMORANDUM

RIVERSIDE COUNTY EXECUTIVE OFFICE

Larry Parrish  
County Executive Officer

January 9, 2008

**TO:** Nancy Romero  
Clerk of the Board

**FROM:** Bill Luna, Assistant CEO/Finance

**RE:** CONTINUANCE

Please continue the following items to January 29, 2008:

Facilities Management is requesting a continuance for each of the following items:

Res. 2007-424, Res. 2007-477, Res. 2007-499, Res. 2007-501,  
Res. 2007-485, Res. 2007-503.

H:\IGRANT\form 11s\continuance.doc

2007-10-202

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

232



**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 Struiksmma 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 Struiksmma 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**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and the matter is set for Tuesday, January 15, 2008 at 9:00 a.m.

Ayes: Buster, Tavaglione, Stone, Wilson and Ashley  
 Nays: None  
 Absent: None  
 Date: December 11, 2007  
 xc: Facil. Mgmt., COB

Nancy Romero  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:

District: 2

Agenda Number:

Serena Chow  
SERENA CHOW  
Reviewed by  
CIP TEAM

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

Departmental Concurrence

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

**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