

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

749



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 15, 2008

SUBJECT: Resolution No. 2008-052, Authorization to Purchase Real Property, Community Health Agency, Corona and Resolution No. 2008-077, Notice of Intention to Reimburse the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Compliance with California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32, In-Fill Development Projects and General Rule Exemption Section 15061;
2. Approve Resolution No. 2008-052, Authorization to Purchase Real Property known as Riverside County Assessor's Parcel Numbers 118-130-013 and 118-130-014 from Janet Struiksma;

(Continued on Page 2)

Robert Field, Director
Department of Facilities Management

RF:JKH:JRF:dt
11.485

FINANCIAL DATA	Current F.Y. Total Cost:	\$2,736,000	In Current Year Budget:	<i>Yes</i>
	Current F.Y. Net County Cost:	\$2,736,000	Budget Adjustment:	Yes
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	07/08

SOURCE OF FUNDS: General Fund Designation (Capital Project and Land Banking designation)

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY:
 1/23/08
 269

FORM APPROVED COUNTY COUNSEL
 BY:
 SYNTHIA M. GUNZEL
 DATE: 1-17-08

Departmental Concurrence

Dept's Recomm.: Consent
 Per Exec. Ofc.: Consent
 Policy
 Policy

Prev. Agn. Ref.: 3.14 12/11/2007 | District: 2 | Agenda Number:

3.21

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Department of Facilities Management

Resolution No. 2008-052, Authorization to Purchase Real Property, Community Health Agency, Corona and Resolution No. 2008-077, Notice of Intention to Reimburse the County of Riverside

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RECOMMENDED MOTION: (Continued)

3. Approve Resolution No. 2008-077, A Resolution of the Board of Supervisors of the County of Riverside Declaring its Intent to Reimburse the County of Riverside for Expenditures on the Acquisition of the subject property obligations to be issued by the County of Riverside and Directing Certain Actions;
4. Approve the Agreement of Purchase and Joint Escrow Instructions and authorize the Chairman to execute the documents necessary to complete the purchase;
5. 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; and
6. 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; and
7. Authorize the Auditor-Controller to amend Facilities Management's FY 2007/08 Real Property budget (7200400000) as specified on Schedule "A" and the Executive Office's FY 2007/08 budgets (1101000000) and (1104200000) as specified on Schedule "B."

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 square foot 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 square foot 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 (2) years for a downtown Corona location for a replacement facility and has located land nearby the present Buena Vista site. Facilities

(continued)

Department of Facilities Management
Resolution No. 2008-052, Authorization to Purchase Real Property, Community Health
Agency, Corona and Resolution No. 2008-077, Notice of Intention to Reimburse the County of
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BACKGROUND: (Continued)

Management proposes the purchase of the three (3) parcels of land located west of 6th 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 \$2,500,000 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.

County Counsel has reviewed and approved Resolution 2008-052, Authorization to Purchase Real Property, and Resolution 2008-0077, a Resolution of the Board of Supervisors of the County of Riverside Declaring Its Intent to Reimburse the County of Riverside for Expenditures on the Acquisition of the subject property of Corona, County of Riverside California obligations to be issued by the County of Riverside and Directing Certain Actions, as to legal form.

FINANCIAL DATA: The following summarizes the funding necessary to acquire Assessor's Parcel Numbers 118-130-013 and 118-130-014:

Purchase Price:	\$2,500,000
Estimated Title and Escrow Costs:	\$ 6,000
Estimated Due Diligence Costs:	\$ 25,000
Estimated Relocation Benefit Expenses:	\$ 160,000
Estimated Appraisal Costs:	\$ 10,000
Estimated DOFM Real Property Costs:	\$ 5,000
Estimated Consultant Fees	<u>\$ 30,000</u>
Total Estimated Acquisition Costs:	\$2,736,000

All costs associated with this property acquisition transaction will be fully funded through the Capital Improvement Project budget for FY 07/08. Thus no additional Net County costs will be incurred as a result of this transaction.

Department of Facilities Management
Resolution No. 2008-052, Authorization to Purchase Real Property, Community Health
Agency, Corona and Resolution No. 2008-077, Notice of Intention to Reimburse the County of
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SCHEDULE "A"

Increase Estimated Revenues:

10000-7200400000-778280 ✓	Reimbursement for Services	\$236,000
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Increase Appropriations:

10000-7200400000-525400 ✓	Title Company Services	\$236,000
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SCHEDULE "B"

Decrease Designations:

10000-1100100000-320109 ✓ DFB Capital Projects \$2,736,000

Increase Appropriations:

10000-1101000000-551000 ✓ Operating Transfers-Out \$2,736,000

Increase Estimated Revenues:

30700-1104200000-790500 ✓ Operating Transfers-In \$2,736,000

Increase Appropriations:

30700-1104200000-540040 ✓ Land \$2,736,000

2
3 Resolution No. 2008-052
4 Authorization to Purchase Real Property
5 Located in the City of Corona, County of Riverside, California
6 APNs: 118-130-013 and 118-130-014 1.9+/- acres

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside in regular session assembled on January 29, 2008, at 9:00 a.m. in the
9 meeting room of the Board of Supervisors located on the 1st floor of the County Administrative
10 Center, 4080 Lemon Street, Riverside, California, intends to authorize a transaction in which
11 the County of Riverside will purchase from Janet M. Struiksma that certain real property located
12 in the City of Corona, County of Riverside, State of California, identified by Riverside County
13 Assessor's Parcel Number 118-130-013 and 118-130-014, more particularly described in
14 Exhibit "A" attached hereto and thereby made a part hereof, consisting of two (2) separate legal
15 lots of 1.9 +/- acres at a purchase price of Two Million Five Hundred Thousand Dollars
16 (\$2,500,000), plus miscellaneous escrow closing costs in the approximate amount of Five
17 Thousand Dollars (\$5,000).

18 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
19 Management is to expend approximately Forty-one Thousand Dollars (\$41,000) to complete
20 due diligence on the property, consisting of a preliminary title report, appraisal costs, a
21 hazardous materials survey and miscellaneous other studies as deemed necessary.

22 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
23 Supervisors of the County of Riverside is authorized to execute the documents to complete the
24 purchase.

25 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board, or her
designee, certify acceptance of any documents running in favor of the County to complete this
purchase.

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.

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 1-17-08
DATE
SYNTHIA M. GUNZEL

THIS MAP WAS PREPARED FOR THE ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF ANY INFORMATION HEREON. THE CITY OF CORONA WILL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS MAP.

AUG 31 2008

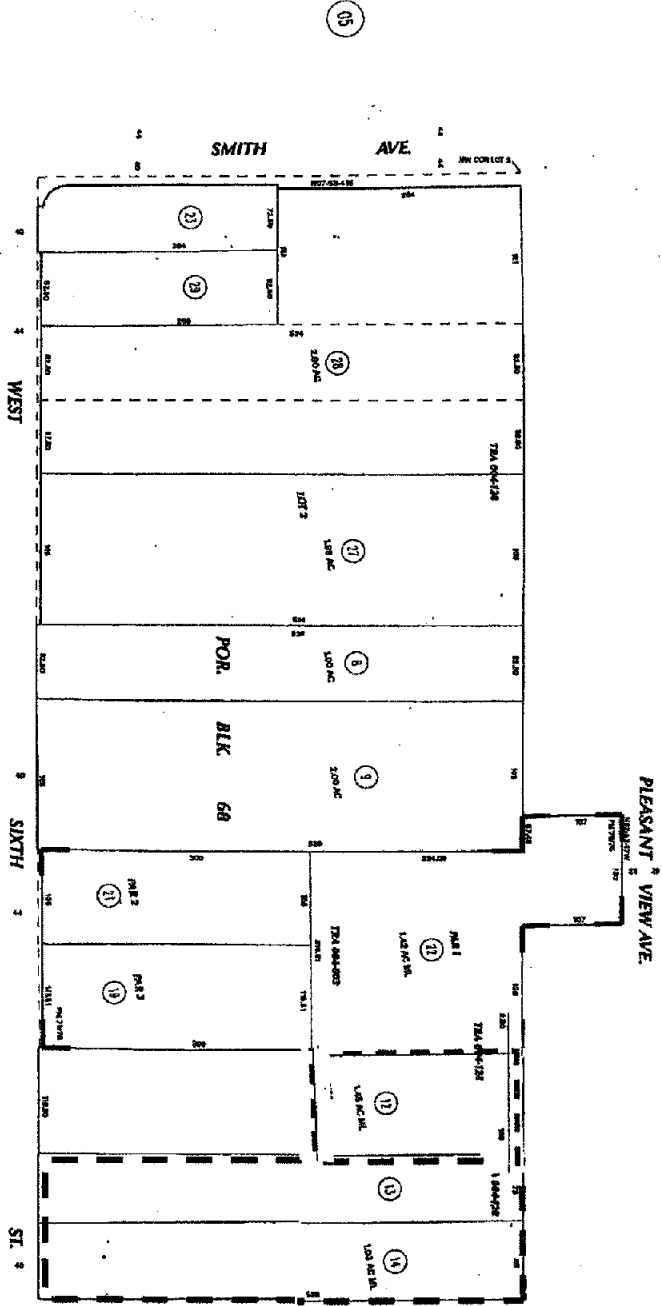
11

09 SEC. 26 27 T. 35. R. 7W
CITY OF CORONA

I.F.A. 904-003
004-128

12

118-13
6-58
Map 2 1/2"



19

103
28

ASSESSOR'S MAP NO. 118 RE. 13
Riverside County, Calif. 0526

110
02

PL 79/75-76 PARCEL MAP NO. 14177
MA 9/5-4 SS SOUTH RIVERSIDE LAND & WATER COMPANY

110
03

Aug 2008

SEP 2 9 2008

Parcel No.	Area (Ac.)	Per Cent
1	1.00	100.00
2	1.00	100.00
3	1.00	100.00
4	1.00	100.00
5	1.00	100.00
6	1.00	100.00
7	1.00	100.00
8	1.00	100.00
9	1.00	100.00
10	1.00	100.00
11	1.00	100.00
12	1.00	100.00
13	1.00	100.00
14	1.00	100.00
15	1.00	100.00
16	1.00	100.00
17	1.00	100.00
18	1.00	100.00
19	1.00	100.00
20	1.00	100.00
21	1.00	100.00
22	1.00	100.00
23	1.00	100.00

EXHIBIT "A"

1 income tax principles; and the County reasonably expects to be reimbursed for such
2 development cost expenditures with the proceeds of the Debt;

3 **WHEREAS**, at the time of the reimbursement, the County will evidence the
4 reimbursement in a writing which identifies the allocation of the proceeds of the Debt to the
5 County, for the purpose of reimbursing the County for the development cost expenditures made
6 prior to the issuance of debt;

7 **WHEREAS**, the County reasonably expects to make the reimbursement allocation no
8 later than eighteen (18) months after the later of (i) the date on which the earliest original
9 expenditure for the Facility is paid or (ii) the date on which such Facility is placed in service (or
10 abandoned), but in no event later than three (3) years after the date on which the earliest
11 original expenditure for the Facility is paid; and

12 **WHEREAS**, it is in the public interest and for the public benefit that the County declares
13 its official intent to reimburse the expenditures referenced herein.

14 **NOW, THEREFORE, BE IT RESOLVED**, by the County of Riverside Board of
15 Supervisors, as follows:

16 1. The County will undertake development services for the CHA CLINIC Facility, on
17 behalf of the County of Riverside's Community Health Agency.

18 2. The County hereby declares it's intent to reimburse itself for (i) costs associated with
19 the development of the Facility prior to the date of issuance of the Obligations and (ii) to use a
20 portion of the proceeds of the Obligations for reimbursement to the County for expenditures for
21 the Facility that are paid before the date of issuance of the Obligations.

22 3. The County understands that, pursuant to United States Income Tax Regulations
23 section 1.150-2(d), in order for a reimbursement from Obligations for the cost of a portion of the
24 Facility to be deemed spent for federal income tax purposes, such reimbursement needs to
25 occur no later than 18 months after the later of (i) the date such expenditure was paid, or (ii) the

1 date the portion of the Facility for which such expenditure was made is placed in service, but in
2 no event may any such expenditure being reimbursed be made more than three (3) years after
3 such expenditure was paid.

4 The foregoing resolution was passed and adopted by the Board of Supervisors for the
5 County of Riverside at a regular meeting held on the 29th day of January, 2008, by the
6 following vote:

7
8 YES:

9
10 NO:

11
12 ABSENT:

13
14 ABSTAIN:

15
16
17 ATTEST:
18 Nancy Romero
19 Clerk of the Board of Supervisors

20 By: _____
Deputy

21 APPROVED AS TO FORM:
22 Joe S. Rank
23 County Counsel

24 By: *Synthia M. Gunzel*
Synthia M. Gunzel
Deputy County Counsel

JRF:dt
01/14/08²⁵
006CH
11.494