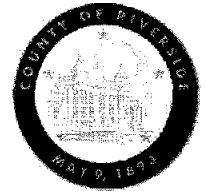


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

663



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
August 4, 2011

SUBJECT: Resolution No. 2011-187, Authorization to Purchase Real Property in the City of Riverside, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-187, Authorization to Purchase Real Property, located at 3075 and 3125 Myers Street, in the City of Riverside, County of Riverside, 7.91 acres of land, Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036, at a purchase price in the amount of \$6,639,860, plus miscellaneous escrow, closing and due diligence costs in the amount of \$74,421;

(Continued)

REVIEWED BY CIP

Christopher Hans
Christopher Hans

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 6,714,281	In Current Year Budget:	No
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	Yes
Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:

SOURCE OF FUNDS: 100% MHSA (State Fund)	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*
Jennifer L. Sargent

County Executive Office Signature

Policy Policy

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

Prev. Agn. Ref.: | **District:** 1 | **Agenda Number:**

3.41

FISCAL PROCEDURES APPROVED
 PAUL ANGUILO, CPA, AUDITOR-CONTROLLER
 BY: *Samuel Wong 8/3/11*
 DATE: *8-2-11*
 Departmental Contact: **SAMUEL WONG**
 FORM APPROVED COUNTY COUNSEL
 BY: *Synthia M. Gunzel 8-2-11*
 DATE: *8-2-11*
 Departmental Contact: **SYNTHIA M. GUNZEL**

RECOMMENDED MOTION: (Continued)

2. Approve the Agreement of Purchase and Sale with Joint Escrow Instructions between the County and CTF5 Citrus Park, LLC and authorize the Chairman to execute the documents necessary to complete the purchase of the real property; and
3. Find that the purchase of the real property and subsequent interior tenant improvements are exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) and Section 15301, Class 1(a) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment; and
4. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to certify acceptance of any documents successively in favor of the county, to execute any other documents and administer all actions necessary to complete this transaction; and
5. Approve and direct the Auditor-Controller to amend the Economic Development Agency's FY 2011/2012 Real Property budget as specified on Schedule "A"; and
6. Approve and direct the Auditor-Controller to amend Mental Health's FY 2011/2012 Capital Improvement budget as specified on Schedule "B"; and
7. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk for posting.

BACKGROUND:

The County of Riverside, Economic Development Agency has negotiated to purchase real property on behalf of the Riverside County Department of Mental Health (RCDMH) located at 3075 and 3125 Myers Street, Riverside, Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036, more particularly legally described in Exhibit "A", attached hereto, to better serve the community and the growing need for mental health services.

The current space in which the Riverside County Department of Mental Health (RCDMH) is located in Riverside is not sufficient to accommodate the increasing new client cases and additional staff that were previously added due to the implementation of the Mental Health services Act (MHSA). Once purchased, the county proposes to make tenant improvements to the property. These newly improved facilities will provide continued client care for children and administrative support services as mandated by MHSA funding.

With the additional space, the RCDMH would be able to better accommodate the increasing demands of the community by facilitating the following programs: Western Children's program, which includes Western Children's Administration, Children's Interagency Treatment Services and Interagency Services for Families (ISF) Wraparound, and Multidimensional Family Therapy, Central Children's Services program, which includes Children's Services Administration, the Assessment & Consultation Team (ACT), Children's Case Management, Multi-dimensional Treatment Foster Care, Youth Hospital Intervention Program (YHIP), Pre-School (0-5) Children's Program, MHSA Parent and Training Unit, and the Therapeutic Residential Assessment & Consultation Team.

(Continued)

BACKGROUND: (Continued)

In addition, training and conference rooms, space to house client and administrative files, interview rooms, storage for training supplies, resource and outreach supplies, and related office supplies/equipment for the programs and sufficient employee and visitor/trainee parking and secured parking for approximately nine to twelve (9-12) county vehicles.

The 3075 Myers Street Building address currently has a month-to-month tenant whereby a thirty day notice will be provided at the close of escrow to terminate that lease.

The Department of Mental Health is in receipt of one-time MHSA Capital Improvement Project (CIP) funds to purchase and renovate a new mental health site to continue to provide mental health services to the constituents in Riverside County as required by MHSA funding.

Authorization to Purchase Real Property and subsequent interior tenant improvements are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and Section 15301, Existing Facilities, Class 1 (a) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. The County's approval of the activity does not create any reasonably foreseeable physical change to the environment.

The Board of Supervisors on July 12, 2011, adopted Resolution 2011-186, Notice of Intention to Purchase Real Property, in the City of Riverside, County of Riverside, California.

This Resolution has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The following summarizes the funding necessary to acquire Assessor's Parcel Numbers 234-270-034, 234-270-035 and 234-270-036:

Purchase Price	\$6,639,860
Estimated Escrow and Closing Charges	\$ 11,049
Preliminary Title Report	\$ 400
Environmental	\$ 12,000
Physical Inspection	\$ 7,600
Appraisal	\$ 4,950
Advertising Costs	\$ 6,422
Acquisition Administration	\$ 32,000
Total Estimated Acquisition Costs:	\$6,714,281

While EDA will cover the cost for the due diligence services (Preliminary Title Report, Appraisal, Environmental, Physical Inspection and Advertising Cost) at the time of this property transaction, it is understood that the Department of Mental Health will reimburse EDA for these costs. The budget adjustment attached (Schedule A) is necessary to allow these transactions. The remaining costs will be paid directly by the Department of Mental Health.

All costs associated with this property acquisition are fully funded in Department of Mental Health's budget for FY 2011/12. Thus, no net county cost will be incurred as a result of this transaction.

Attachments:

Resolution No. 2011-187
Exhibit "A"
Schedule "A"
Schedule "B"
Purchase and Sale Agreement
Assignment and Assumption Agreement

SCHEDULE A

Increase Estimated Revenues:

47220-7200400000-777550	Right of Way	\$31,372
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Increase Appropriations:

47220-7200400000-525400	Title Company Services	\$ 400
47220-7200400000-524830	Environmental Services	\$12,000
47220-7200400000-524550	Appraisal Service	\$ 4,950
47220-7200400000-523230	Misc. Expense (Physical Inspection)	\$ 7,600
47220-7200400000-526420	Advertising Cost	<u>\$ 6,422</u>
		\$31,372

SCHEDULE B

Increase Estimated Revenues:

10000 - 4100400000 - 751040	CA- Mental Health Services Act	\$6,714,281
Subtotal 4100400000	Mental Health Administration	\$6,714,281

Increase Appropriations:

10000 - 4100400000 - 542040	Buildings- Capital Projects	\$6,714,281
Subtotal 4100400000	Mental Health Administration	\$6,714,281

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2011-187

4 Authorization to Purchase Real Property

5 In the City of Riverside, County of Riverside, California

6 Assessor's Parcel Number: 234-270-034, 234-270-035 and 234-270-036

7
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
9 Supervisors of the County of Riverside, in regular session assembled on
10 _____, 2011, at 9:00a.m., in the meeting room of the Board of Supervisors
11 located at the 1st floor of the County Administrative Center, 4080 Lemon Street,
12 Riverside, California, authorizes the purchase of real property from CTF5 Citrus Park
13 LLC, a California limited liability company, in the city of Riverside, County of Riverside,
14 State of California, identified as Riverside County Assessor's Parcel Numbers 234-
15 270-034, 234-270-035 and 234-270-036, more particularly described in Exhibit "A",
16 attached hereto and made a part hereof, consisting of two buildings (30,822 and
17 47,294 square feet) on 7.91 acres of land in the amount of Six Million Six Hundred
18 Thirty Nine Thousand, Eight Hundred Sixty Dollars (\$6,639,860), plus miscellaneous
19 escrow, closing and due diligence costs in the approximate amount of Seventy Four
20 Thousand Four Hundred Twenty One Dollar (\$74,421).

21 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
22 Board of Supervisors of the County of Riverside is authorized to execute the
23 documents to complete the purchase of the real property and this transaction.

24 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
25 Executive Officer of the Economic Development Agency, or his designee, is authorized
26 to execute the necessary documents to complete this transaction.

27 ///

28 //

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 8-2-11
DATE
SYNTHIA M. GUNZEL

1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
2 Supervisors has given hereof pursuant to Government Code Section 6063.

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EXHIBIT "A"