

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



ITEM
3.7
(ID # 6116)

MEETING DATE:

Tuesday, March 13, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adopt Resolution No. 2018-010, Notice of Intention to Purchase Real Property in the City of Riverside, County of Riverside, California, District 1, [\$3,012,550]; General Fund Contingency Funds 100% (Clerk to Post Notice of Intention) (Set for Public Meeting on or after March 20, 2018 @ 9:00 a.m.)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2018-010, Notice of Intention to Purchase Real Property in the City of Riverside, County of Riverside, California, identified with Assessor's Parcel Number 272-060-003;
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property from Western Municipal Water District of Riverside County, a public corporation of the State of California, at a price not-to-exceed Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000);
3. Ratify and Authorize the EDA/Real Estate Division to incur typical transaction costs including staff time, appraisal cost, environmental review, building inspection and other due diligence costs not to exceed \$62,550; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6061 of the Government Code.

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA

2/22/2018

Bruce Barton, EMD Director

2/27/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; and is set for public meeting on or after March 20, 2018 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: March 13, 2018
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 3,012,550	\$ 0	\$ 3,012,550	\$ 0
NET COUNTY COST	\$ 3,012,500	\$ 0	\$ 3,012,500	\$ 0
SOURCE OF FUNDS: General Fund Contingency Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25350, the County must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time the Riverside County Board of Supervisors (Board) will meet to consummate the purchase. Through this Board action, the County intends to authorize the Real Estate Division of the Economic Development Agency (EDA) to pursue the purchase of fee simple interests in real property located in the City of Riverside, County of Riverside, State of California. The property is further identified as Assessor's Parcel Number 272-060-003 and more particularly described in Exhibit A - Legal Description and Map (Property).

EDA on behalf of Emergency Management Department (EMD) proposes that the County purchase the Property which includes a 16,826 square foot office building situated on 3.8 acres of land in the City of Riverside. The property is located at 450 E. Alessandro Blvd on the east side of Mission Grove Blvd. and was the former administrative offices of Western Municipal Water District. The Property includes existing offices, parking, storage and a "water-wise" garden area that was used for public educational purposes.

The acquisition price of \$2,950,000 (\$175.32 psf) represents a competitive price based on market comparable sales. When compared with the higher cost to develop a new facility, the price represents a good value for the County.

EMD desires to use this centrally located Property to establish a new Western County Emergency Operation Center (EOC). The new EOC would serve to provide coordinated response, coverage and management in emergent and catastrophic events. The building will also serve to house administrative functions of EMD. EMD and EDA will return to the Board for authorization of a budget for design and construction services for improvements to the building and the property in the near future.

Impact on Residents and Businesses

The acquisition of this site will benefit the western region of the County and provide a centralized EOC facility to coordinate and respond to emergent and catastrophic events. Residents and Businesses in the County will benefit through improved public safety.

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

Resolution No. 2018-010 has been reviewed and approved by County Counsel as to legal form.

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the acquisition of the Real Property with Assessor's Parcel Number 272-060-003:

Acquisition:	\$ 2,950,000
Estimated Title and Escrow Charges:	8,000
Preliminary Title Report	550
County Appraisal	4,500
Environmental Studies	2,500
Building Inspection	12,000
County Staff Time includes EDA Real Estate, EDA Environmental and County Counsel	35,000
Total Estimated Acquisition Costs (Not to exceed)	\$3,012,550


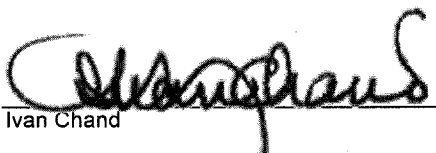
All costs associated with the acquisition of this property are fully funded by General Fund Contingency Fund budget for FY 2017/18. A budget adjustment will be brought to the Board of Supervisors with the authorization to purchase action.

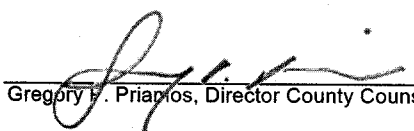
Attachments:

- Exhibit A
- Resolution No. 2018-010
- Aerial Image

RF:HM:VC:VY:CAO:ra 040EO 19.567 13747

MinuteTrak: 6116

 
Reini Dasika, Principal Management Analyst 3/5/2018 Ivan Chand 3/6/2018


Gregory F. Priamos, Director County Counsel 3/1/2018

FORM APPROVED COUNTY COUNSEL
DATE 2-27-18
BY [Signature]
COUNSEL

Board of Supervisors

County of Riverside

Resolution No. 2018-010

Notice of intention to Purchase Real Property

Located In the City of Riverside, County of Riverside, State of California

Assessor's Parcel Number: 272-060-003

WHEREAS, Western Municipal Water District of Riverside County, a public corporation of the State of California, ("Seller"), is the owner of certain real property located at 450 E. Alessandro Blvd, in the City of Riverside, County of Riverside, State of California, consisting of an approximately 16,826 square foot office building and related improvements on approximately 3.8 acres of land, identified with Assessor's Parcel Number 272-060-003 ("Property"); and

WHEREAS, the Property is the former administrative offices of Western Municipal Water District of Riverside County; and

WHEREAS, the County of Riverside ("County"), on behalf of Emergency Management Department ("EMD"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction; and

WHEREAS, EMD desires to use this centralized Property to establish a new Western County Emergency Operation Center ("EOC"); and

WHEREAS, the new EOC would serve to provide coordinated coverage and management in emergent and catastrophic events; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 13, 2018, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after March 20, 2018 at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,

1 intends to authorize the purchase of the Property located in the City of Riverside,
2 County of Riverside, State of California, identified with Assessor's Parcel Number 272-
3 060-003, consisting of an approximately 16,826 square foot office building and related
4 improvements with a water wise garden on approximately 3.8 acres of land, more
5 particularly described in Exhibit "A" Legal Description, from Western Municipal Water
6 District of Riverside County, a public corporation of the State of California, in the
7 amount not to exceed Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000),
8 pursuant to terms and conditions in an Agreement of Purchase and Sale to be
9 negotiated between the County and Seller.

10 BE IT FURTHER RESOLVED AND DETERMINED that the Economic
11 Development Agency is authorized to expend a not-to-exceed amount of Sixty Two
12 Thousand Five Hundred Fifty Dollars (\$62,550) to complete due diligence on the
13 property, consisting of a preliminary title report, appraisal costs, environmental studies,
14 building inspections, Economic Development Agency staff time, and miscellaneous
15 other studies as may be deemed necessary.

16 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
17 Supervisors is directed to give notice hereof as provided in Section 6061 of the
18 Government Code.

19 CAO:ra/022718/040EO/19.568

20 ROLL CALL:

21 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
22 Nays: None
23 Absent: None

24 The foregoing is certified to be a true copy of a resolution duly
25 adopted by said Board of Supervisors on the date therein set forth.

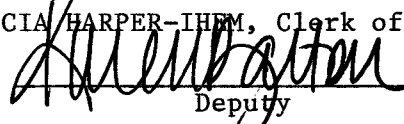
26 KECIA HARPER-IHEM, Clerk of said Board
27 By 
28 Deputy

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

A PARCEL OF LAND IN THE EAST HALF OF LOT 4, BLOCK 4, ALESSANDRO TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 6, PAGE 13, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF LOT 4, AS SHOWN ON MAP FILED IN BOOK 53, PAGE 16, OF RECORDS OF SURVEYS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE N 0° 16' 51" E, ALONG THE WEST LINE OF SAID EAST HALF OF LOT 4, A DISTANCE OF 663.94 FEET; THENCE LEAVING SAID WEST LINE N 89° 50' 52" E, ALONG A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 331.70 FEET; THENCE S 0° 16' 51" W, ALONG A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID EAST HALF OF LOT 4, A DISTANCE OF 663.94 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE S 89° 50' 52" W, ALONG SAID SOUTH LINE, 331.70 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE, RECORDED JUNE 20, 1956 AS INSTRUMENT NO. 42937, IN BOOK 1930, PAGE 506 OF OFFICIAL RECORDS OF SAID COUNTY.

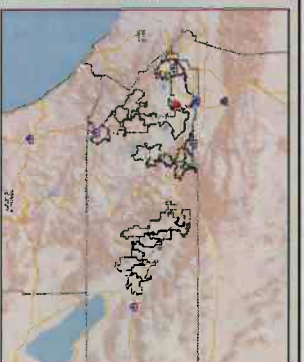
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 2, 1983 AS INSTRUMENT NO. 83-250918, OFFICIAL RECORDS.

ALL GAS, OIL, HYDROCARBONS, AND OTHER MINERALS, BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN THE DEED RECORDED APRIL 20, 1981 AS INSTRUMENT NO. 81-70193 AND RE-RECORDED MAY 27, 1981 AS INSTRUMENT NO. 81-96396 OF OFFICIAL RECORDS.

APN: 272-060-003

450 E. Alessandro Blvd. Riverside, CA

APN: 272-060-003



Legend

- roadsanno
- highways
- hwy
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 293 585 Feet



REPORT PRINTED ON... 10/30/2017 9:19:19 AM

© Riverside County RCIT GIS



CALL (951) 368-9222
EMAIL: legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
3/17/18	0011093374		PE Riverside	3 x 100 Li	390.00

Invoice text: Res. 2018-010 Intent to Purchase

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERVISORS
2018 MAR 27 PM 3:51

EDA
3.7 of 03/13/18

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

390.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	03/17/2018	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
03/17/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
390.00	0011093374	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
Riverside Press-Enterprise
PO BOX 54880
LOS ANGELES CA 90054-0880

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Res. 2018-010 Intent to Purchase /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/17/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 17, 2018
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011093374-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2018-010
Notice of Intention to Purchase Real Property
Located in the City of Riverside, County of Riverside, State of
California
Assessor's Parcel Number: 272-060-003

WHEREAS, Western Municipal Water District of Riverside County, a public corporation of the State of California, ("Seller"), is the owner of certain real property located at 450 E. Alessandro Blvd., in the City of Riverside, County of Riverside, State of California, consisting of an approximately 16,826 square foot office building and related improvements on approximately 3.8 acres of land, identified with Assessor's Parcel Number 272-060-003 ("Property"); and

WHEREAS, the Property is the former administrative offices of Western Municipal Water District of Riverside County; and

WHEREAS, the County of Riverside ("County"), on behalf of Emergency Management Department ("EMD"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction; and

WHEREAS, EMD desires to use this centralized Property to establish a new Western County Emergency Operation Center ("EOC"); and

WHEREAS, the new EOC would serve to provide coordinated coverage and management in emergent and catastrophic events; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 13, 2018, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after March 20, 2018 at 9:00 a.m. or soon thereafter, 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 the purchase of the Property located in the City of Riverside, County of Riverside, State of California, identified with Assessor's Parcel Number 272-060-003, consisting of an approximately 16,826 square foot office building and related improvements with a water wise garden on approximately 3.8 acres of land, more particularly described in Exhibit "A" Legal Description, from Western Municipal Water District of Riverside County, a public corporation of the State of California, in the amount not to exceed Two Million Nine Hundred Fifty Thousand Dollars (\$2,950,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development Agency is authorized to expend a not-to-exceed amount of Sixty Two Thousand Five Hundred Fifty Dollars (\$62,550) to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, Economic Development Agency staff time, and miscellaneous other studies as may be deemed necessary.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Perez, Washington and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on March 13, 2018.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: March 14, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

3/17