

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



ITEM: 3.41
(ID # 21860)

MEETING DATE:
Tuesday, June 27, 2023

FROM : FACILITIES MANAGEMENT AND Department of Public Social Services :

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES (DPSS): Adoption of Resolution No. 2023-144 Authorization to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor's Parcel Numbers: 428-010-019, 428-010-020, 428-020-002, and 428-020-003 by Grant Deed from CHILDHHELP, INC., a California non-profit corporation; District 5. CEQA Exempt per State CEQA Guidelines sections 15301, 15061(b)(3), All Districts. [\$26,800,000 - 100% American Recovery Plan Act (ARPA)] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the project is not subject to the California Environmental Quality Act (CEQA) pursuant to California Welfare and Institutions Code Section 5960.3(b) and, additionally and in the alternative, is exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption; and Section 15061(b)(3), "Common Sense" Exemption;
2. Adopt Resolution No. 2023-144, Authorization to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor's Parcel 428-010-019, 428-010-020, 428-020-002, and 428-020-003, by Grant Deed from CHILDHHELP, Inc., a California non-profit corporation;
3. Approve Agreement of Purchase and Sale and Joint Escrow Instructions between CHILDHHELP, Inc., a California non-profit corporation and the County of Riverside, and authorize the Chair of the Board of Supervisors (Board) to execute said Agreement;
4. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete the transaction;
5. Ratify and authorize reimbursement to FM-RE in the amount not-to-exceed \$150,000 for transactional, due diligence, and staff costs; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) days of the approval by the Board.

ACTION:4/5 Vote Required, Policy

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Rose Salgado, Director of Facilities Management 6/15/2023

MINUTES OF THE BOARD OF SUPERVISORS

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 26,800,000	\$ 0	\$ 26,800,000	\$ 0
NET COUNTY COST	\$ 26,800,000	\$ 0	\$ 26,800,000	\$ 0
SOURCE OF FUNDS: ARPA Funds 100%			Budget Adjustment: No	
			For Fiscal Year: 2023/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On May 23, 2023, the Board of Supervisors approved the adoption of Resolution No. 2023-145, Notice of Intention to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside, State of California, Assessor’s Parcel Numbers 428-010-019, 428-010-020, 428-020-002, and 428-020-003 (Property).

Pursuant to County of Riverside Ordinance No. 598 and California Government Code Section 25350, the County published 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 at which the Board would meet to consummate the purchase in accordance with California Government Code Section 6063.

This item seeks the Board’s Authorization to Purchase, along with the approval of the attached purchase agreement, in the amount of Twenty-Six Million Six-Hundred Fifty Thousand Dollars (\$26,650,000), of approximately 119.60 acres of land, facility improvements, and personal property (listed as Exhibit C in the Agreement) which includes a recently installed multi-camera security system in the residential cottage area valued at \$150,000.

The property, which will be referred to as Harmony Haven Children & Youth Center - Riverside County, will be used to fulfill programmatic needs and uses by the Department of Public Social Services Children Services Division and along with other potential and complimentary County program uses.

Resolution No. 2023-144 and the Agreement of Purchase and Sale and Joint Escrow Instructions have been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The acquisition of the Property in this unincorporated area of the County will benefit residents, families, and businesses by providing services and jobs in this growing region of the County. The re-use of existing facilities will also bring long-term value to the County.

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SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the overall acquisition of the Property:

Acquisition:	\$ 26,650,000
Estimated Title and Escrow Charges:	\$ 40,000
Preliminary Title Reports	\$ 5,000
County Appraisal	\$ 25,000
Environmental Studies	\$ 10,000
County Staff Time includes FM-RE, and FM Environmental and County Counsel	\$ 25,000
Building Assessment Survey	\$ 45,000
Total Estimated Acquisition Costs (Not to Exceed)	\$ 26,800,000

All costs associated with the acquisition of this Property by Facilities Management Real Estate Division will be fully reimbursed by American Rescue Plan Act (ARPA) funds in FY 2023/24. A separate Form 11 will be forthcoming to the Board on July 11, 2023 to include a budget adjustment.

ATTACHMENTS

- Aerial Image
- Resolution No. 2023-144
- Agreement of Purchase and Sale and Joint Escrow Instructions
- Notice of Exemption

DC:kt/05242023/016DP/30.941



Aaron Gettis, Deputy County Counsel 6/19/2023