



# 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.

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2007-11-222

365



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 15, 2007

**SUBJECT:** Resolution No. 2007-501, Notice of Intention to Purchase Real Property in the City of Indio, California, and Resolution 2007-502, Intent to Reimburse the County of Riverside.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2007-501, Notice of Intention to Purchase Real Property - located in the City of Indio, County of Riverside, Assessor's Parcel Number 608-080-032;
2. Approve Resolution No. 2007-502, 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;

(Cont'd)

Robert Field, Director  
Department of Facilities Management

RF:VY:cm  
11.309

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$4,300,700	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	07/08

**SOURCE OF FUNDS:** Palm Desert Redevelopment Pass-Through Funds

<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 Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and 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 18, 2007  
 xc: Fac. Mgmt., CIP, E.O., COB(2)  
 NR

Nancy Romero  
 Clerk of the Board  
 BY:   
 Deputy

Prev. Agn. Ref.:

District: 4

Agenda Number:           

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

FORM-APPROVED COUNTY COUNSEL

BY:   
PAMELA J. WALLS

DATE

Departmental Concurrence

Policy

Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Department of Facilities Management

Resolution No. 2007-501, Notice of Intention to Purchase Real Property in the City of Indio, California, and Resolution 2007-502, Intent to Reimburse the County of Riverside.

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**RECOMMENDED MOTION:** (Continued)

3. Authorize the Department of Facilities Management to negotiate the purchase of the subject property from Indio Homes 130, L.P., a California Limited Partnership, for price not to exceed \$4,225,000;
4. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not to exceed \$75,700; and
5. Authorize the Executive Office to transfer \$75,700 from the General Fund Capital Project Designation account to the Department of Facilities Management (10000-7200400000) to cover various expenditures associated with this transaction, including due diligence costs, transaction cost, and staff time, with any unused funds to be returned to the General Fund Capital Project Designation account.

**BACKGROUND:**

The Department of Facilities Management proposes that the County of Riverside purchase an 8.87 +/- acre site in the City of Indio. The vacant property is located at the southeast corner of Fred Waring Drive and Hoover Street. The site is contiguous to the recently purchased Monroe Park Building, which houses the Department of Public Social Services (DPSS), Economic Development Agency (EDA), Human Resources Department, and College of the Desert. This new vacant site will be used to relocate DPSS out of the existing Monroe Park Building and into an adjoining and new lease-construct facility. The site will serve to add needed public services in a newly created County campus complex that will serve the rapidly growing communities and population of the Coachella Valley.

Pursuant to the California Environmental Quality Act (CEQA) Article 5, Preliminary Review and Conduct of Initial Study, the Facilities Management Department has determined that an Initial Study is the appropriate level of documentation for the project. In accordance with CEQA Guidelines Section 15063, the Department will conduct an Initial Study to determine if the project may have a significant effect on the environment.

It is anticipated there will be no substantial evidence that the project or any of its aspects will cause the significant effect on the environment and that a (Mitigated) Negative Declaration will be prepared in conjunction with the Initial Study. The CEQA documentation and findings will be presented to the Board concurrent with the Authorization to Purchase.

(cont'd)

Department of Facilities Management  
Resolution No. 2007-501, Notice of Intention to Purchase Real Property in the City of Indio, California, and Resolution 2007-502, Intent to Reimburse the County of Riverside.  
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**BACKGROUND:** (continued)

County Counsel has reviewed and approved Resolution 2007-501, Notice of Intention to Purchase Real Property, and Resolution 2007-502, 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 a 8.87 +/- acre Site in the City of Indio, 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 Number 608-080-032:

Purchase Price:	\$4,225,000
Estimated Title and Escrow Charges	\$ 15,500
Due Diligence Expense	\$ 35,000
Estimated Real Property Appraisal	\$ 6,000
DOFM Real Property Costs	<u>\$ 19,200</u>
Total Estimated Acquisition Costs:	\$4,300,700