

2008 274

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 18, 2008

SUBJECT: Resolution No. 2008-089, Authorization to Purchase Real Property, City of Indio, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP);
2. Approve Resolution 2008-089, Authorization to Purchase Real Property know as Assessor's Parcel Number 608-080-032, consisting of an 8.87 acre parcel of vacant land, located in the City of Indio, at a purchase price of \$4,225,000, plus miscellaneous transaction costs in the approximate amount of \$75,700 from Indio Homes 130, a California Limited Partnership;

(continued on page 2)

Gov. T.L. Miller
Robert Field, Director
Department of Facilities Management

RF:VY:cm
11.320

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

SOURCE OF FUNDS: Palm Desert Redevelopment Pass-through	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

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 1/23/08
 SUSANA GARCIA-BOCANEGRA

FORM APPROVED COUNTY COUNSEL
 1/18/08
 JOE S. RANK

Departmental Concurrence

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.24

RECOMMENDED MOTION: (continued)

3. Approve the Agreement of Purchase and Joint Escrow Instruction and Authorize the Chairman to execute the documents necessary to complete the purchase;
4. 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;
5. Authorize the Director of the Department of Facilities Management, or his designee, to execute any other documents and administer all action necessary to complete this transaction; and
6. 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 (1105200000) as specified in Schedule "B."

BACKGROUND: The Department of Facilities Management proposes that the County of Riverside purchase an 8.87 +/- acre site in the City of Indio, County of Riverside. The vacant property is located at the southeast corner of Fred Waring Drive and Hoover Street. This site is contiguous to the recently purchased Monroe Park Building which houses the Department of Public Social Services (DPSS), Economic Development Agency (EDA) and College of the Desert (COD) in Indio. This new, vacant site will be used to relocate DPSS out of the existing Monroe Park Building and into an adjoining and new 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 Eastern Coachella Valley.

On December 18, 2007, the Board approved Resolution No. 2007-501, Notice of Intention to Purchase Real Property in the City of Indio, California and Resolution No. 2007-502, Intent to Reimburse the County of Riverside.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), an Initial Study was prepared to analyze the proposed project to determine any potential, significant impacts upon the environment that would result from construction and implementation of the project.

The analysis contained in the Initial Study demonstrates that the project would not have any significant impacts on the environment with the implementation of the mitigation measures contained in the Initial Study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated 30-day public review and comment period from December 11, 2007 to January 11, 2008. Therefore the IS/MND has complied with the requirements of CEQA.

(continued)

Department of Facilities Management

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California

January 18, 2008

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BACKGROUND: (continued)

Pursuant to CEQA (Public Resources Code Section 21081.6), the County is required to adopt a reporting or monitoring plan for the mitigation measures identified in the IS/MND to mitigate or avoid significant effect on the environment. The MMRP contained in the final IS/MND presented to the Board for adoption is designed to ensure compliance during project implementation.

The Purchase and Sale Agreement 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 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:	<u>\$4,300,700</u>

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

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January 18, 2008
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SCHEDULE "A"

Increase Estimated Revenues:

10000-7200400000-778280 ✓	Reimbursement for Services	\$75,700
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Increase Appropriations:

10000-7200400000-525400 ✓	Title Company Services	\$75,700
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SCHEDULE "B"

Increase Estimated Revenues:

10000-1101000000-781660	Redevelopment Pass Thru	\$4,300,700
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Increase Appropriations:

10000-1101000000-551000 ✓	Operating Transfers-Out	\$4,300,700
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Increase Estimated Revenues:

30700-1104200000-790500 ✓	Operating Transfers-In	\$4,300,700
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Increase Appropriations:

30700-1104200000-540040 ✓	Land	\$4,300,700
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3 RESOLUTION NO. 2008-089
4 AUTHORIZATION TO PURCHASE REAL PROPERTY
5 CITY OF INDIO
6 APN: 608-080-032

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, that the Board
9 authorizes the purchase of real property in the City of Indio, County of Riverside, State of
10 California known as Assessor's Parcel Numbers 608-080-032, more particularly described in
11 Exhibit "A", attached hereto and made a part hereof, consisting of 8.87 acres of vacant land
12 from Indio Homes 130, a California Limited Partnership, in the amount of four million two
13 hundred twenty-five thousand dollars (\$4,225,000) together with title insurance, escrow
14 charges and associated transaction fees of approximately seventy-five thousand seven
15 hundred dollars (\$75,700).

16 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of
17 Supervisors of the County of Riverside is authorized to execute the documents to complete the
18 purchase.

19 BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department
20 of Facilities Management, or his designee, is authorized to execute the necessary documents
21 to complete this transaction.

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23 ///
24 ///

FORM APPROVED COUNTY COUNSEL
DATE 1/18/08
BY: JOE S-RANK

VY:cm
01/18/08
133FM21
11.319

Exhibit A



Selected parcel(s):
608-080-032

LEGEND

- SELECTED PARCEL
- PARCELS
- PARKS, NATIONAL FORESTS, NATIONAL MONUMENTS
- INDIO

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

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