

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

882



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 23, 2008

SUBJECT: Resolution No. 2008-312, Notice of Intention to Purchase Real Property in the City of Palm Desert, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-312, Notice of Intention to Purchase Real Property, located in the City of Palm Desert, County of Riverside, a 10.87 acre portion of Assessor's Parcel Number 694-310-001 (formerly APN 653-740-001);
2. Authorize the Department of Facilities Management to negotiate the purchase of the subject property, a 10.87 acre portion of Assessor's Parcel Number 694-310-001 (formerly APN 653-740-001), consideration for this transaction will be a trade of the 10.87 acre parcel to the County of Riverside for a cancellation of a County of Riverside lease located at 73-520 Fred Waring Drive, City of Palm Desert;
3. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$76,762; and

(Continued)

Lisa Brandl for:

Lisa Brandl for

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$76,762	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$76,762	Budget Adjustment:	No
	Annual Net County Cost: 08/09	\$ -0-	For Fiscal Year:	08/09
SOURCE OF FUNDS: Riverside County Palm Desert Finance Authority Bond Proceeds			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

Policy
 Policy

Consent
 Consent

Dept'
Recomm.:
Per Exec.
Ofc.:

Prev. Agn. Ref.:

District: 4

Agenda Number:

3.33

Reviewed by
CIP TEAM
Christopher Haris

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-23-08
DATE
SYNTHIA M. GUNZEL

RECOMMENDED MOTION: (Continued)

4. Authorize the Executive Office to transfer \$76,762 from the Palm Desert Redevelopment Pass Through Funds to the Department of Facilities Management to cover various expenditures associated with this land acquisition transaction, including due diligence costs, transaction costs, and staff time, with any unused funds to be returned to the CIP General Fund Designation account.

BACKGROUND:

The County of Riverside is pursuing an enhancement of public safety in the Coachella Valley through the development of a new Sheriff Station to serve the Cove Communities which includes Palm Desert, Rancho Mirage, Indian Wells and the surrounding unincorporated areas.

The approximate 85,000 square foot state-of-the-art facility will be located on 10.87 acres on Gerald Ford Drive near Monterey Avenue in the City of Palm Desert. The new Sheriff facility will replace the existing Sheriff Station currently located at 73-250 Fred Waring Drive which the department has outgrown. The design of the new Sheriff Station will incorporate the use of solar energy and the project will be LEED Certified at completion providing for an energy efficient public facility.

The County of Riverside has been working in conjunction with the Palm Desert Redevelopment Agency to provide this important public safety project to the Coachella Valley residents through a Cooperative Agreement by and between the Redevelopment Agency of Palm Desert and the County. Through this Cooperative Agreement the County will receive as consideration 10.87 acres of land from the Palm Desert Redevelopment Agency for development of the new Sheriff Station. The Palm Desert Redevelopment Agency will in turn receive as consideration a cancellation of the County lease for the existing Sheriff Station space located at 73-520 Fred Waring Drive, City of Palm Desert.

In accordance with the California Environmental Quality Act (CEQA) Public Resources Code, Division 13, Environmental Quality, an Initial Study was previously prepared to analyze 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 thirty (30) day public review and comment period from April 18, 2008 to May 17, 2008.

As the lead agency, the City of Palm Desert will present the CEQA documentation to the City Council for adoption at the June 26, 2008 hearing.

(Continued)

BACKGROUND:

Pursuant to CEQA (Public Resources Code, Section 21081.6), the City 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 will be designed to ensure CEQA compliance during project implementation.

County Counsel has reviewed and approved Resolution 2008-312, Notice of Intention to Purchase Real Property, a 10.87 vacant parcel of land located at Gerald Ford Avenue, City of Palm Desert, County of Riverside, California. Obligations to be issued by the County of Riverside and Directing Certain Actions, as to legal form.

While Facilities Management will cover the cost for acquisition services at the time of this property transaction, the Palm Desert Redevelopment Pass Through Funds will reimburse Facilities Management for these costs.

The 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 694-310-001:

Purchase Price:	\$ -0-
Estimated Title and Escrow Charges	\$ 9,800
CEQA Study	\$25,000
Phase I/ Environmental Report	\$10,000
Estimated Real Property Appraisal	\$ 4,000
DOFM Real Property Costs	<u>\$27,962</u>
Total Estimated Acquisition Costs:	\$76,762

Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the related real property.

All costs associated with this property acquisition are fully funded through the Palm Desert Redevelopment Pass Through Funds for FY 08/09. Thus, no additional net county costs will be incurred as a result of this transaction.

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3 Resolution No. 2008-312
4 Notice of Intention to Purchase Real Property
5 In the City of Palm Desert, County of Riverside, California
6 A 10.87 Acre Portion of Assessor's Parcel Number 694-310-001

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
8 County of Riverside, in regular session assembled on July 1, 2008, and NOTICE IS HEREBY
9 GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public
10 meeting on July 29, 2008, at 9:00 a.m., in the meeting room of the Board of Supervisors
11 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
12 California, intends to authorize a transaction in which the County of Riverside will purchase
13 certain real property located in the City of Palm Desert, County of Riverside, State of
14 California, identified as a 10.87 Acre portion of Riverside County Assessor's Parcel Number
15 694-310-001 (formerly APN 653-740-001), more particularly described in Exhibit "A" Legal
16 Description attached hereto and made a part hereof, consisting of 10.87 Acres of vacant land.
17 The consideration in this transaction will be a trade of the 10.87 Acres of vacant land owned
18 by the Palm Desert Redevelopment Agency and transferred to the County of Riverside for a
19 cancellation of the County of Riverside lease located at 73-520 Fred Waring Drive, City of
20 Palm Desert. Miscellaneous escrow, title and closing costs will be approximately Nine
21 Thousand Eight Hundred Dollars (\$9,800).

22 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
23 Management is to expend approximately Sixty Nine Thousand Four Hundred Sixty Two
24 Dollars (\$69,462) to complete due diligence on the property including a CEQA study, a
25 preliminary title report, appraisal costs, a hazardous materials survey and miscellaneous other
studies as deemed necessary.

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BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department of Facilities Management, or his designee, is authorized to execute the necessary documents to complete this purchase of real property.

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06/23/08
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FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 6-23-08
SYNTHIA M. GUNZEL DATE

Exhibit "A"

Legal Description

That certain real property located in the City of Palm Desert, County of Riverside, State of California, described as follows;

BEING A PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 505.00 FEET OF THE NORTH 937.60 FEET OF SAID NORTH HALF OF THE NORTH HALF OF THE WEST HALF OF THE EAST HALF OF SECTION 32.

SAID DESCRIPTION CONTAINS 10.87 ACRES.