

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

881



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 23, 2008

SUBJECT: Resolution No. 2008-314, Notice of Intention to Purchase Real Property in the unincorporated community of North Shore, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-314, Notice of Intention to Purchase Real Property, located in the unincorporated community of North Shore in the County of Riverside, Assessor's Parcel Number 723-221-001;
2. Authorize the Department of Facilities Management to negotiate the purchase of the property at a price not-to-exceed \$25,000. This is the amount necessary to bring current all General and Special City and/or County taxes;
3. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$51,000; and

(Continued)

Lisa Brandl for:

Lisa Brandl for
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$76,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$76,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ -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

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3.35

Reviewed by
CP TEAM
Christopher Hans

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

Department of Facilities Management

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RECOMMENDED MOTION: (Continued)

4. Authorize the Executive Office to transfer \$76,000 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 Palm Desert Redevelopment Pass Through Funds account.

BACKGROUND:

Originally constructed in 1958 as the North Shore Yacht Club on the Salton Sea, the building remained in use until the 1990's. Since that time it has been left abandoned and rests in a state of disrepair. The building was designed by Albert Frey who was widely recognized as the father of Mid-Century Modern in Greater Palm Springs and has historical and existing architectural significance in the Southern California landscape.

The building is two (2) stories of approximately six thousand four hundred (6,400) square feet in size and is located on a 10.91 parcel of land fronting the Salton Sea. The structure will be renovated to its former glory and serve as a Community and Senior Center for the North Shore area and residents.

Pursuant to the California Environmental Quality Act (CEQA) Article 5, Preliminary Review and Conduct of Initial Study, the Department of Facilities Management (DOFM) has determined that an Initial Study is the appropriate level of documentation for the project. In accordance with CEQA Guidelines Section 15063, DOFM 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 a 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

While the Department of 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 the Department of Facilities Management for these costs.

The agreement has been reviewed and approved by County Counsel as to legal form.

Department of Facilities Management
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unincorporated community of North Shore, County of Riverside, California
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FINANCIAL DATA:

The following summarizes the funding necessary to acquire Assessor's Parcel Number
723-221-001:

Purchase Price:	\$25,000
Estimated Title and Escrow Charges	\$ 4,000
CEQA Study	\$25,000
Phase I/Environmental Report	\$10,000
DOFM Real Property Costs	<u>\$12,000</u>
Total Estimated Acquisition Costs:	<u>\$76,000</u>

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. 2008-314
4 Notice of Intention to Purchase Real Property
5 located in the unincorporated community of North Shore, County of Riverside, California.
6 Assessor's Parcel Number 723-221-001, consisting of 10.91+/-areas

7
8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
9 County of Riverside in regular session assembled on July 1, 2008, and NOTICE IS HEREBY
10 GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public
11 meeting on July 29, 2008, at 9:00 a.m. in the meeting room of the Board of Supervisors
12 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
13 California, intends to authorize a transaction in which the County of Riverside will purchase
14 from Desert Alliance for Community Empowerment, certain real property located in the
15 unincorporated community of North Shore, County of Riverside, State of California, identified
16 by Riverside County Assessor's Parcel Number 723-221-001, more particularly described in
17 Exhibit "A" attached hereto and thereby made a part hereof, consisting of a two story building
18 located on 10.91 +/- acres at a purchase price not to exceed the amount necessary to bring
19 current all General and Special City and/or County taxes now due and payable, which is
20 estimated to be approximately Twenty Five Thousand Dollars (\$25,000) plus miscellaneous
21 escrow closing costs in the approximate amount of Four Thousand Dollars (\$4,000).

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23 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities
24 Management is to expend approximately Forty Seven Thousand Dollars (\$47,000) to complete
25 due diligence on the property, consisting of a preliminary title report, appraisal costs, a
hazardous materials survey and miscellaneous other studies as 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 6063 of the Government
Code.

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

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

EXHIBIT "A"

PARCEL 1:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO BASE AND MERIDIAN;
THENCE SOUTH 00° 41' 35" EAST, 1,493.29 FEET ON THE WESTERLY LINE OF SAID SECTION 34, TO THE TRUE POINT OF BEGINNING; ALSO BEING THE SOUTHWEST CORNER OF NORTH SHORE BEACH ESTATES, AS PER MAP ON FILE IN BOOK 36, PAGES 23 TO 24 OF MAPS, RIVERSIDE COUNTY RECORDS;
THENCE NORTH 89° 18' 25" EAST, 60.00 FEET ALONG THE SOUTHERLY LINE OF SEA VIEW ROAD OF SAID NORTH SHORE BEACH ESTATES;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 97.17 FEET, A CENTRAL ANGLE OF 50° 52' 50" AND A LENGTH OF 86.29 FEET;
THENCE SOUTH 39° 48' 45" EAST, 1,218.26 FEET ALONG THE SOUTHERLY LINE OF SEA VIEW ROAD;
THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 198.04 FEET, A CENTRAL ANGLE OF 39° 50' 35" AND A LENGTH OF 138.13 FEET;
THENCE SOUTH 00° 01' 50" WEST, 60.28 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 10 EAST, SAN BERNARDINO BASE AND MERIDIAN;
THENCE NORTH 89° 58' 10" WEST ON SAID SOUTHERLY LINE OF SAID NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4;
THENCE NORTH 00° 41' 35" WEST ON SAID WESTERLY LINE OF SECTION 34, TO THE TRUE POINT OF BEGINNING.