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



FROM: Department of Facilities Management

SUBMITTAL DATE:
July 3, 2008

SUBJECT: Resolution No. 2008-324, Authorization to Purchase Real Property located in the unincorporated community of North Shore, California and Resolution 2008-325, a Resolution of the Board of Supervisors of the County of Riverside Declaring Its Intent to Reimburse the County of Riverside

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2008-324, Authorization to Purchase Real Property located in the unincorporated community of North Shore, County of Riverside, a 10.91+/- acres of Assessor's Parcel Number 723-221-001, purchase price not-to-exceed \$25,000, plus miscellaneous escrow and closing costs in the amount of \$51,000;
2. Approve Resolution No. 2008-325, 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 10.91+/- acres of Assessor's Parcel Number 723-221-001 in the unincorporated community of North Shore, County of Riverside, California. Obligations to be issued by the County of Riverside and Directing Certain Actions;

Robert Field

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$76,000	In Current Year Budget:	Partially
	Current F.Y. Net County Cost:	\$76,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Palm Desert Redevelopment Pass Through Funds	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

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 7-9-08
DATE
SYNTHIA M. GUNZEL

Departmental Concurrence

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

Prev. Agn. Ref.: 07/01/08, 3.35

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.44

Department of Facilities Management

Resolution No. 2008-324, Authorization to Purchase Real Property located in the unincorporated community of North Shore, California and Resolution 2008-325, a Resolution of the Board of Supervisors of the County of Riverside Declaring Its Intent to Reimburse the County of Riverside

July 3, 2008

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RECOMMENDED MOTION: (Continued)

3. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions and authorize the Chairman of the Board to execute the documents necessary to complete the purchase;
4. Authorize and direct the Director of the Department of Facilities Management to certify acceptance of any documents successively in favor of the county, as part of this transaction; and
5. Authorize the Director of the Department of Facilities Management, or his designee, to execute any other documents and administer all actions necessary to complete this transaction.

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 in September 2008.

The Board of Supervisors on July 1, 2008 approved Resolution 2008-314, Notice of Intention to Purchase Real Property, 10.91 +/- acres of Assessor's Parcel Number 723-221-001 located in the unincorporated community of North Shore, County of Riverside, California.

Department of Facilities Management

Resolution No. 2008-324, Authorization to Purchase Real Property located in the unincorporated community of North Shore, California and Resolution 2008-325, a Resolution of the Board of Supervisors of the County of Riverside Declaring Its Intent to Reimburse the County of Riverside

July 3, 2008

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(Continued)

BACKGROUND:

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.

This Form 11 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 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:	\$76,000

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. Any necessary budget adjustments will come under separate cover to the Board in the First Quarter Budget Report for FY 08/09.

2
3 RESOLUTION NO. 2008-324
4 AUTHORIZATION TO PURCHASE REAL PROPERTY
5 IN THE UNINCORPORATED COMMUNITY OF NORTH SHORE,
6 COUNTY OF RIVERSIDE, CALIFORNIA.

10.91+/- ACRES OF ASSESSOR'S PARCEL NUMBER: 723-221-001

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors, of the
8 County of Riverside, in regular session assembled on July 29, 2008, authorization to the
9 purchase of real property from the Desert Alliance for Community Empowerment, in the
10 unincorporated community of North Shore, County of Riverside, State of California, identified
11 as 10.91+/- acres of Riverside County Assessor's Parcel Number 723-221-001, more
12 particularly described in Exhibit "A" Legal Description attached hereto and made a part hereof,
13 consisting of a two (2) story building located on 10.91+/- acres of land at a purchase price not-
14 to-exceed Twenty Five Thousand Dollars (\$25,000), plus miscellaneous escrow and closing
costs in the approximate amount of Fifty One Thousand Dollars (\$51,000).

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

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

21 ///
22 ///
23 ///

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: 7-10-08
SYNTHIA M. GUNZEL

EXHIBIT "A"

Legal Description

That portion of the northwest $\frac{1}{4}$ 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 degrees 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 and 24 of maps, Riverside County records; thence north 89 degrees 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 degrees 52' 50" and a length of 86.29 feet; thence south 39 degrees 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 degrees, 50' 35" and a length of 138.13 feet; thence south 00 degrees, 01' 50" west 60.28 feet to the south line of said northwest $\frac{1}{4}$ of Section 34, Township 7 South, Range 10 East, San Bernardino Base and Meridian; thence north 89 degrees 58' 10" west on said southerly line of said northwest $\frac{1}{4}$ to the southwest corner of said northwest line of said northwest $\frac{1}{4}$ to the southwest corner of said northwest $\frac{1}{4}$; thence north 00 degrees 41' 35" west on said westerly line of Section 34, to the true point of beginning.

End of legal description.

1 Resolution No. 2008-325

2 A Resolution of the Board of Supervisors of the
3 County of Riverside Declaring its Intent to Reimburse the
4 County of Riverside for Expenditures on the Acquisition of a
5 10.91 +/- Acre Portion of Assessor's Parcel Number 723-221-001
6 in the Unincorporated Community of North Shore, County of Riverside, California
7 and the Renovation of a Two Story Structure. Obligations to be
8 Issued by the County of Riverside and Directing Certain Actions

9 **WHEREAS**, the County of Riverside (the "County") proposes to acquire a 10.91 +/-
10 acre portion of Assessor's Parcel Number 723-221-001, in the unincorporated community of
11 North Shore, County of Riverside, California, and the renovation of a two (2) story structure
12 thereon (the "Project");

13 **WHEREAS**, the intent of the County is to enter into a long-term arrangement (the
14 "Lease Financing") to finance the costs of the Project and related costs and to use a portion of
15 the proceeds of the Lease Financing to reimburse expenditures made by the County for the
16 Project and related costs to the consummation of the Lease Financing;

17 **WHEREAS**, this Resolution is intended to be a "declaration of official intent" in
18 accordance with Treasury Regulations United States Income Tax Regulations Section 1.150-
19 2, which generally provides that proceeds of tax-exempt debt are not deemed to be expended
20 when such proceeds are used for reimbursement of expenditures made prior to the date of
21 issuance of such debt, unless certain procedures are followed, one of which is a requirement
22 that (with certain exceptions), prior to the payment of any such expenditure, the issuer
23 declares an intention to reimburse such expenditure;

24 **WHEREAS**, the County expects that the maximum principal amount of proceeds of the
25 Lease Financing which will be issued to pay for the costs of the Project (and related issuance
costs) will not exceed Forty Million Two Hundred Thousand Dollars (\$40,200,000).

1 3. In accordance with Section 1.15.0-2 of the Treasury Regulations, the County declares
2 its intention to consummate a Lease Financing in a principal amount not-to-exceed Forty
3 Million Two Hundred Thousand Dollars (\$40,200,000), the proceeds of which will be used to
4 pay for the costs of the Project (and related issuance costs), including the reimbursement to
5 the County for certain capital expenditures relating to the Project made prior to the
6 consummation of the Lease Financing.

7 The foregoing resolution was passed and adopted by the Board of Supervisors for the
8 County of Riverside at a regular meeting held on the _____ day of _____, 2008, by the
9 following vote:

10 YES:

11 NO:

12 ABSENT:

13 ABSTAIN:

14 ATTEST:

15 Nancy Romero
16 Clerk of the Board

17 By: _____
18 Deputy

19 APPROVED AS TO FORM:

20 Joe S. Rank
21 County Counsel

22 By: Synthia M. Gunzel
23 Cynthia M. Gunzel
24 Deputy County Counsel

YZ: cr
6/24/08
001PU²⁴
11.911

25

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

That portion of the Northwest $\frac{1}{4}$ 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 $00^{\circ}41'35''$ 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 $89^{\circ}18'25''$ 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 $50^{\circ}52'$

$50''$ and a length of 86.29 feet;

Thence South $39^{\circ}48'45''$ 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 $39^{\circ}50'35''$ and a length of 138.13 feet;

Thence South $00^{\circ}01'50''$ West, 60.28 feet to the South line of said Northwest $\frac{1}{4}$ of Section 34, Township 7 South, Range 10 East, San Bernardino Base and Meridian;

Thence North $89^{\circ}58'10''$ West on said Southerly line of said Northwest $\frac{1}{4}$ to the Southwest corner of said Northwest $\frac{1}{4}$;

Thence North $00^{\circ}41'35''$ West on said Westerly line of Section 34, to the true point of beginning.

Assessor's Parcel Number: **723-221-001-8**

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Thence South $00^{\circ}01'50''$ West, 60.28 feet to the South line of said Northwest $\frac{1}{4}$ of Section 34, Township 7 South, Range 10 East, San Bernardino Base and Meridian;

Thence North $89^{\circ}58'10''$ West on said Southerly line of said Northwest $\frac{1}{4}$ to the Southwest corner of said Northwest $\frac{1}{4}$;

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Thence North $89^{\circ}58'10''$ West on said Southerly line of said Northwest $\frac{1}{4}$ to the Southwest corner of said Northwest $\frac{1}{4}$;

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Assessor's Parcel Number: **723-221-001-8**

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Thence North $89^{\circ}58'10''$ West on said Southerly line of said Northwest $\frac{1}{4}$ to the Southwest corner of said Northwest $\frac{1}{4}$;

Thence North $00^{\circ}41'35''$ West on said Westerly line of Section 34, to the true point of beginning.

Assessor's Parcel Number: **723-221-001-8**