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

FROM: Department of Facilities Management


SUBMITTAL DATE:
October 6, 2008


SUBJECT: Resolution No. 2008-456, Authorization to Convey Real Property and Improvements in the City of Indio, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and adopt Resolution No. 2008-456, Authorization to Convey Real Property, located in the City of Indio, County of Riverside, a 1.54 acre parcel with a 19,612 square foot building known as Assessor's Parcel Number 611-212-041, also known as the McCandless Library;

(Continued)

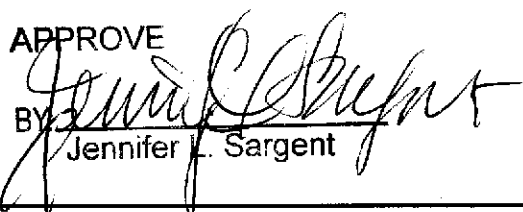
Reviewed by

 Christopher Hans


 Robert Field, Director
 Department of Facilities Management

| | | | | |
|-----------------------|-------------------------------|----------|-------------------------|-----------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$25,060 | In Current Year Budget: | Partially |
| | Current F.Y. Net County Cost: | \$25,060 | Budget Adjustment: | Yes |
| | Annual Net County Cost: | \$ -0- | For Fiscal Year: | 08/09 |

| | | |
|--|----------------------------------|-------------------------------------|
| SOURCE OF FUNDS: County Library Fund (21200) (with future reimbursement from proceeds of the sale) | 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

County Executive Office Signature

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
 Per Exec. Ofc.:


Prev. Agn. Ref.: 3.16 10/7/08

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.33

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY:  SAMUEL WONG
 DATE: 10/6/08
 FORM APPROVED COUNTY COUNSEL
 BY:  CYNTHIA M. GUNZEL

RECOMMENDED MOTION: (Continued)

2. Approve the Cooperative Agreement Concerning the Relocation of County Library and Purchase and Sale of Land in the City of Indio by and between the City of Indio and the County of Riverside;
3. Approve the attached Lease Agreement documenting further consideration by the City of Indio in the form of the construction and relocation of the McCandless Library to 81746 46th Avenue, City of Indio;
4. Authorize the Chairman of the Board of Supervisors to execute the documents to complete the conveyance of real property and this transaction;
5. Authorize the Director of Facilities Management to execute any other documents necessary to complete this transaction; and
6. Authorize the Auditor-Controller to amend Facilities Management's FY 2008/09 Real Property budget (7200400000) as specified on Schedule "A."

BACKGROUND:

The County of Riverside has been working in conjunction with the City of Indio to provide this important public library project to Coachella Valley residents through a Cooperative Agreement by and between the City of Indio and the County of Riverside. Through this Cooperative Agreement the County will sell the existing McCandless Library property, building and improvements to the City of Indio for expansion of their civic center. The City of Indio will in turn provide a fully improved and build-to-suit library as a replacement facility with monetary consideration to cover the costs for fixtures, furnishings and equipment. Upon the completion of the replacement McCandless Library at its relocation site, the County of Riverside will enter into a lease with the City of Indio for the new library.

The County will in turn take the \$2,000,000 proceeds (minus reimbursed transaction costs) from the sale of the existing library and reinvest them into furniture, fixtures and equipment for the new library. The new state-of-the-art facility will be located at 81743 46th Avenue in the City of Indio. The relocation of the McCandless Library will offer modern and more efficient services to the community. The new library will be located adjacent to the new Senior Community and Teen Center in a campus like setting.

The sale of McCandless Library surplus property is exempt from the provisions of CEQA. Pursuant to CEQA Guidelines, Section 15062, a Notice of Exemption was filed with the County Clerk on October 3, 2008. Once detailed plans are set, the construction and operation of the existing facility, may require the City of Indio to undergo further CEQA review.

This resolution has been reviewed and approved by County Counsel as to legal form.

Department of Facilities Management
Resolution No. 2008-456, Authorization to Convey Real Property and Improvements in
the City of Indio, California
October 9, 2008
Page 3

FINANCIAL DATA:

The following summarizes the funding necessary to sell Assessor's Parcel Number 611-212-041:

| | |
|------------------------------------|-----------------|
| Estimated Title and Escrow Charges | \$ 6,060 |
| Estimated Real Property Appraisal | \$ 5,000 |
| DOFM Real Property Costs | <u>\$14,000</u> |
| Total Estimated Selling Costs: | \$25,060 |

All costs associated with the sale of this property are fully funded through the Capital Improvement Program budget (with future reimbursement from proceeds of the sale) for FY 2008/2009. Thus no net county costs will be incurred as a result of this transaction.

SCHEDULE "A"

Increase Appropriations:

| | | |
|-------------------------|------------------------|-----------------|
| 10000-7200400000-525400 | Title Company Services | \$ 6,060 |
| 10000-7200400000-524550 | Appraisal Services | <u>\$ 5,000</u> |
| | | \$11,060 |
| 10000-7200400000-572800 | Intra - Miscellaneous | (\$11,060) |

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 Resolution No. 2008-456
3 Authorization to Convey Real Property to the
4 City of Indio in the City of Indio, County of Riverside, California
5 a 1.54 acre portion of Assessor's Parcel Number 611-212-041

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
7 County of Riverside, California, in regular session assembled on October 21, 2008, at 9:00
8 a.m., in the meeting room of the Board of Supervisors located on the 1st floor of the County
9 Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the conveyance to
10 the City of Indio the following described real property: Certain real property located in the City
11 of Indio, County of Riverside, State of California, identified by and as a portion of Riverside
12 County Assessor's Parcel Number 611-212-041, more particularly described in Exhibit "A"
13 Legal Description, attached hereto and thereby made a part hereof, consisting of 1.54 acres of
14 land and a nineteen thousand six hundred twelve (19,612) square foot building.

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 conveyance of real property and this transaction.

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

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

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 10-15-08
SYNTHIA M. GUNZEL DATE

1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
2 Supervisors has given notice hereof as provided in Section 6061 of the Government Code.

3
4 Dated: _____

COUNTY OF RIVERSIDE

5
6 **ATTEST:**
Nancy Romero
Clerk of the Board

By: _____
Roy Wilson, Chairman
Board of Supervisors

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8 By: _____
Deputy

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10 VY:cr
09/25/08
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12 12.230

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EXHIBIT A
LEGAL DESCRIPTION

The land is located in the City of Indio, County of Riverside, State of California, and is described as follows:

APN 611-212-041

PARCEL ONE:

LOTS 1, 2, 3, AND 4 IN BLOCK H OF INDIO TOWNSITE, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 461 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
TOGETHER WITH THE SOUTHERLY HALF OF BLISS AVENUE AND ALLEY WAYS PER RESOLUTION NO. 2622, RECORDED OCTOBER 23, 1973 AS INSTRUMENT NO. 73-138062 OF OFFICIAL RECORDS.

PARCEL TWO:

LOTS 13, 14, 15, AND 16 IN BLOCK H OF INDIO TOWNSITE, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 461 OF MAPS, RECORDS OF SAN DIEGO COUNTY.
TOGETHER WITH THE SOUTHERLY HALF OF BLISS AVENUE AND ALLEY WAYS PER RESOLUTION NO. 2622, RECORDED OCTOBER 23, 1973 AS INSTRUMENT NO. 73-138062 OF OFFICAL RECORDS.