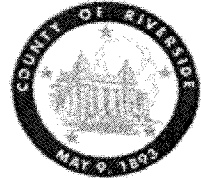


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

6661



FROM: Economic Development Agency

SUBMITTAL DATE:
July 2, 2009

SUBJECT: Resolution No. 2009-227, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2009-227, Notice of Intention to Purchase Real Property, located in the City of Indio, County of Riverside, portion of Assessor's Parcel Number 612-170-006; and
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property for the consideration not-to-exceed \$236,100, the amount necessary to provide full environmental remediation of the site; and
3. Authorize the Economic Development Agency to incur typical due diligence and transaction costs; and

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$236,100	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	09/10

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

County Executive Office Signature

Reviewed by
CIP TEAM
 Christopher Hans

FORM APPROVED COUNTY COUNSEL
BY: CYNTHIA M. GUNZEL
DATE: 7-8-09
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

3.24

RECOMMENDED MOTION: (Continued)

4. Authorize the Executive Office to reimburse the Economic Development Agency, using Palm Desert Redevelopment Pass-Through funds, for various expenditures associated with this land acquisition transaction, including: due diligence costs, transaction costs and staff time.

BACKGROUND:

The County of Riverside in collaboration with the Coachella Valley Housing Coalition and the Coachella Valley Volunteers in Medicine would like to pursue a public health enhancement services clinic by potentially developing a Volunteers in Medicine Clinic located in the City of Indio. The City of Indio and surrounding desert community residents would greatly benefit from these enhanced services. A new clinic could provide free quality health care services for individuals who are working, but are currently uninsured. Some of the services may include a pharmacy, x-ray room and other functions necessary for the operation of the facility.

Pursuant to State of California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177), an Initial Study will be prepared to analyze the feasibility of this preferred site for the possibility of this project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. The acquisition of this property is contingent upon full compliance with CEQA.

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

This Form 11 has been reviewed and approved by County Counsel as to legal form.

Economic Development Agency
Resolution No. 2009-227, Notice of Intention to Purchase Real Property in the City of
Indio, County of Riverside, California
July 2, 2009
Page 3

FINANCIAL DATA:

The following summarizes the funding that would be necessary to acquire a portion of Assessor's Parcel Number 612-170-006:

Purchase Price:	\$ -0-
Estimated Title and Escrow Charges	\$ 4,000
CEQA Study	\$ 10,000
Phase II/Environmental Reports	\$ 24,100
Phase III/Environmental Remediation	\$180,000
EDA Real Property Costs	<u>\$ 18,000</u>
Total Estimated Acquisition Costs:	\$236,100

All costs associated with this property acquisition are fully funded through the Palm Desert Redevelopment Pass Through Funds for FY 09/10. Thus, no additional net county costs will be incurred as a result of this transaction. Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the related real property.

1 Board of Supervisors

County of Riverside

2 RESOLUTION NO. 2009-227

3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY

4 IN THE CITY OF INDIO, COUNTY OF RIVERSIDE CALIFORNIA

5 PORTION OF ASSESSOR'S PARCEL NUMBER 612-170-006

6
7 WHEREAS, the Board of Supervisors may acquire real property in the name of the County of
8 Riverside for proper governmental purposes to ensure the health, safety and welfare of the residents of
9 this county; and

10
11 WHEREAS, the County desires to purchase property for a proper governmental purpose that
12 would assist in improving the residents' health and welfare in the desert communities in and around the
13 City of Indio area; and

14
15 WHEREAS, prior to using such property for any proposed community projects, the County
16 understands and agrees to fully comply with the California Environmental Quality Act; now, therefore,

17
18 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the
19 County of Riverside in regular session assembled on July 21, 2009, and NOTICE IS HEREBY GIVEN,
20 pursuant to Section 25350 of the Government Code, that this Board at its public meeting on or after
21 October 20, 2009, at 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1st floor
22 of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize a
23 transaction in which the County of Riverside may purchase certain real property ("Property") from
24 Coachella Valley Housing Coalition located in the City of Indio, County of Riverside, State of
25 California, identified as a portion of Riverside County Assessor's Parcel Number 612-170-006, more
26 particularly described in Exhibit "A", attached hereto and thereby made a part hereof, consisting of 2 +/-
27 acres of vacant land for the consideration not-to-exceed the amount of Two Hundred Thirty Two One
28 Hundred dollars (\$232,100) plus miscellaneous escrow and closing costs in the amount of Four

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 7-8-09
DATE
SYNTHIA M. GUNZEL

1 Thousand Dollars (\$4,000).

2

3 BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development Agency
4 would expend within the amount reflected above to provide full environmental remediation of the site,
5 due diligence on the property, consisting of a labor, environmental reports, environmental remediation
6 efforts, CEQA study, and miscellaneous other studies as deemed necessary.

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

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