

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

180



FROM: Economic Development Agency

SUBMITTAL DATE:
November 17, 2010

SUBJECT: Resolution No. 2010-318, Notice of Intention to Convey a Fee Simple Interest and Exchange Easement Interests in the Real Property; Resolution No. 2010-320, Notice of Intention to Lease Real Property – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2010-318, Notice of Intention to convey a fee simple interest to and exchange easement interests in real property, located in Indio, County of Riverside, an approximate 4.6 acre portion of Assessor's Parcel Number 614-150-031 by Grant Deed and Easement Deeds, with the State of California, Judicial Council of California, Administrative Office of the Courts;

Adopt Resolution No. 2010-320, Notice of Intention to Lease real property located in Indio, County of Riverside, an approximate 2 acre portion of Assessor's Parcel Number 614-150-031 to the State; and

and

Reviewed by
CIP TEAM
Christy Hens

Lisa Brandl for
Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

| | | | | |
|-----------------------|-------------------------------|------------|-------------------------|---------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 122,200 | In Current Year Budget: | No |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 2010/11 |

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

| | | |
|--|---|--------------------------|
| SOURCE OF FUNDS: State of California, Judicial Council of California, Administrative Office of the Courts | 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 Jennifer L. Sargent

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: *Samuel Wong*
 DATE: 11-17-10
 ANITA C. WILLIS
 FORM APPROVED COUNTY COUNSEL
 BY: *Anita C. Willis* 11-17-10

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

Prev. Agn. Ref.: N/A District: 4 Agenda Number: **3.23**

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND:

Pursuant to Government Code Section 25365, the County of Riverside (County) may transfer and exchange interests in real property, or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for county use and the property to be acquired is needed for county use. The County intends to convey a Fee Simple Interest in Real Property located in the City of Indio, County of Riverside, described as an approximate 4.6 acre portion of Assessor's Parcel Number 612-150-031 by Grant Deed, more particularly legally described in Exhibit "A" and "B", attached hereto, to the State of California, Judicial Council of California, Administrative Office of the Courts and exchange Easement Interests by Easement Deeds with the State to serve the access needs of each respective party.

The County of Riverside and the State of California (State), acting by and through the Judicial Council of California, Administrative Office of the Courts, have been working cooperatively to pursue the needs of the State and to provide for a new juvenile courthouse to serve the Coachella Valley. The current courthouse located at 47671 Oasis Street, Indio, sits adjacent to the existing county juvenile detention facility and lacks both space and parking to meet the major growth in caseloads and population within this region. The State of California is seeking to acquire the county's partial interest in the current courthouse and an additional 2.5 acres of contiguous land owned by the county to construct a new juvenile court facility. As the new courthouse will serve the needs of juvenile offenders, both the county and the State desire to locate this new facility as closely adjacent to the existing juvenile detention facility. By maintaining the courthouse in close proximity to the detention facility the project will continue to provide for the transport of juvenile defendants safely, efficiently, and with a cost savings to the taxpayers.

The sale of the facility will provide the county with \$2,840,000 of gross proceeds (minus reimbursed Real Property transactional and transfer costs) from the sale of this property.

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

FINANCIAL DATA:

The following summarizes the funding necessary to convey an approximate 4.6 acre portion of Assessor's Parcel Number 614-150-031:

| | |
|------------------------------------|------------------|
| Estimated Title and Escrow Charges | \$ 8,000 |
| Preliminary Title Report | \$ 900 |
| Appraisal Report | \$ 19,500 |
| Notice of Publication | \$ 1,500 |
| Legal Services Fees | \$ 17,300 |
| Surveying | \$ 35,000 |
| EDA Real Property Costs | <u>\$ 40,000</u> |
| Total Estimated Conveyance Costs: | \$122,200 |

(Continued)

FINANCIAL DATA: (Continued)

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

All costs associated with the conveyance of this property are fully funded through the proceeds of the conveyance to the State of California, Judicial Council of California, Administrative Office of the Courts. The Real Property Division will reimburse itself for all related transactional costs from the conveyance of this property. Thus, no net county costs will be incurred as a result of this transaction.

Attachments:

- Exhibit "A"
- Exhibit "B"

2 RESOLUTION NO. 2010-318

3 NOTICE OF INTENTION TO CONVEY A FEE SIMPLE INTEREST TO AND EXCHANGE
4 EASEMENT INTERESTS IN REAL PROPERTY
5 WITH THE STATE OF CALIFORNIA, JUDICIAL COUNCIL OF CALIFORNIA,
6 ADMINISTRATIVE OFFICE OF THE COURTS,
7 IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA
8 A 4.6 ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 614-150-031
9 BY GRANT DEED AND EASEMENT DEEDS, RESPECTIVELY

7 WHEREAS, the State of California and the County of Riverside desire to work cooperatively to
8 affect the development of a new Juvenile Court Facility to replace the existing Courthouse located at
9 4761 Oasis Street, Indio, California; and

10 WHEREAS, the County is partial owner in the existing Courthouse and owner of land that is
11 adjacent to the existing Courthouse and that is now necessary for the construction of said new Court
12 Facility; and

13 WHEREAS, the County desires to sell said property to the State and the State desires to
14 purchase said property from the County for the purposes of constructing a new Juvenile Court Facility;
15 now, therefore,

16 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by
17 the Board of Supervisors of the County of Riverside, California, in regular session assembled on
18 November 30, 2010, intends to convey on or after _____ to the State of California, Judicial
19 Council of California, Administrative Office of the Courts, the following described real property:
20 Certain fee simple interest and easement interests in real property located in the City of Indio, County of
21 Riverside, State of California, identified as an approximate 4.6 portion of Assessor's Parcel Number
22 614-150-031 by Grant Deed and Easement Deeds, respectively, more particularly described in Exhibit
23 "A" and "B", attached hereto and thereby made a part hereof. The terms and conditions of the proposed
24 conveyance are as follows: The County of Riverside and the State of California, Judicial Council of
25 California, Administrative Office of the Courts (State) desire to enter into an agreement whereby the
State would purchase the fee simple real property interest owned by the County for the

1 purpose of constructing a new Juvenile Court Facility in the eastern portion of Riverside County. The
2 parcel that is to be sold and conveyed to the State is adjacent to other County-owned real property that
3 contains County facilities. As part of that transaction, the parties would exchange easement interests for
4 the purpose of ingress and egress each party needs to access its own real property.

5 BE IT FURTHER RESOLVED AND DETERMINED that the Board of Supervisors declares
6 that the real property interests to be conveyed to the State are no longer needed by the County.

7 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
8 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

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FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 11-17-10
ANITA C. WILLIS DATE

EXHIBIT "A"

PARCEL "A":

That portion of the southwest quarter of the southeast quarter of Section 26, Township 5 South, Range 7 East, San Bernardino Base and Meridian, described as follows:

Commencing at the northeast corner of said southwest quarter of the southeast quarter of Section 26;

Thence South 00 degrees 11 minutes 54 seconds West, along the easterly line of said southwest quarter of the southeast quarter of Section 26, a distance of 357.32 feet, to the **Point of Beginning**;

Thence North 89 degrees 48 minutes 06 seconds West a distance of 58.45 feet, to the westerly right-of-way line of Oasis Street (30' westerly half width);

Thence North 64 degrees 51 minutes 56 seconds West a distance of 210.63 feet;

Thence South 25 degrees 11 minutes 40 seconds West a distance of 163.91 feet;

Thence South 64 degrees 48 minutes 20 seconds East a distance of 17.81 feet;

Thence South 23 degrees 41 minutes 41 seconds West a distance of 117.28 feet;

Thence North 64 degrees 48 minutes 18 seconds West a distance of 106.04 feet;

Thence North 25 degrees 09 minutes 01 seconds East a distance of 62.03 feet;

Thence North 64 degrees 48 minutes 18 seconds West a distance of 221.22 feet;

Thence South 00 degrees 50 minutes 40 seconds East a distance of 373.71 feet, to the south line of the north 700 feet of the southwest quarter of the southeast quarter of said Section 26;

Thence North 89 degrees 09 minutes 20 seconds East along said south line a distance of 613.06 feet, to the easterly line of said southwest quarter of the southeast quarter of Section 26;

Thence North 00 degrees 11 minutes 54 seconds East along said easterly line, a distance of 342.80 feet, to the **Point of Beginning**.

Said described parcel contains 4.64 gross acres and 4.18 net acres.

See Exhibit "B" attached hereto and by this reference made a part hereof.

David B. Ragland 6/7/10
David B. Ragland, LS 5173

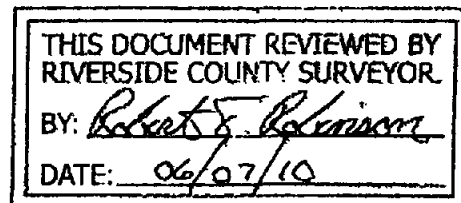
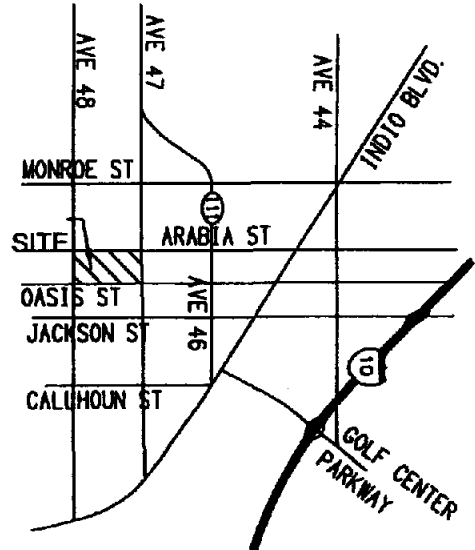


EXHIBIT "B"

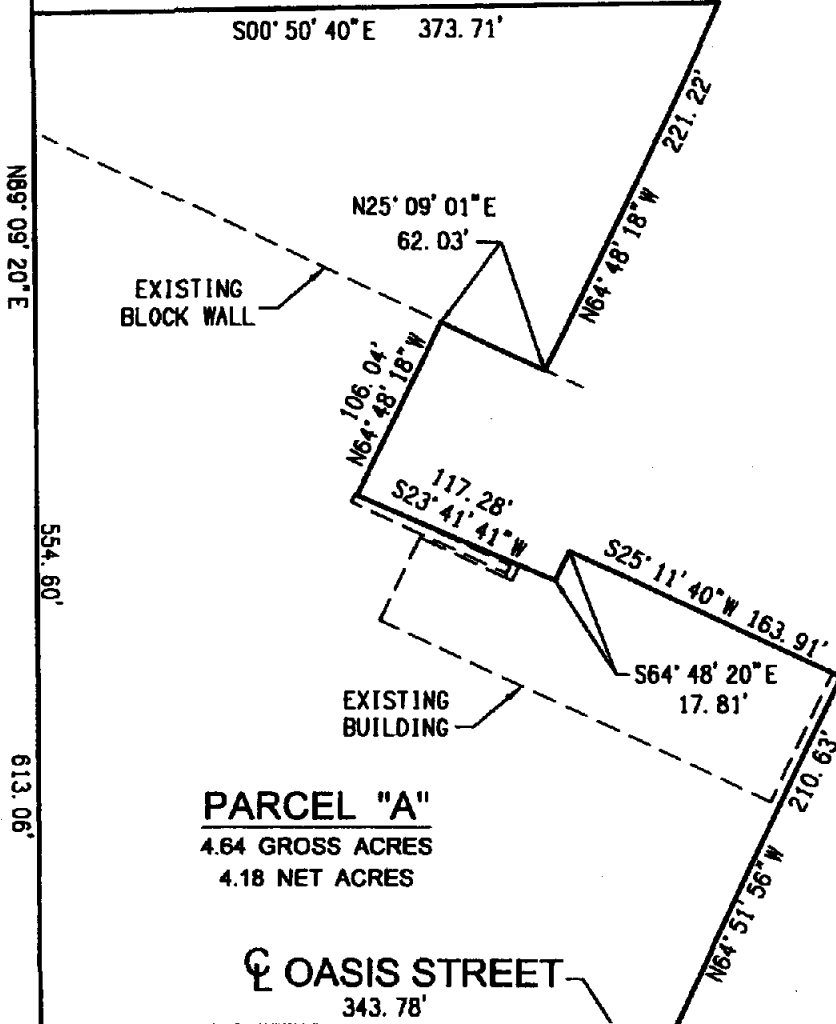
THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Robert E. Robinson*
 DATE: *06/07/10*

THE SOUTH LINE OF THE NORTH
 700' OF THE S. W. 1/4 OF THE
 S. E. 1/4 OF SEC. 26, T. 5 S,
 R. 7 E., S. B. B. M.



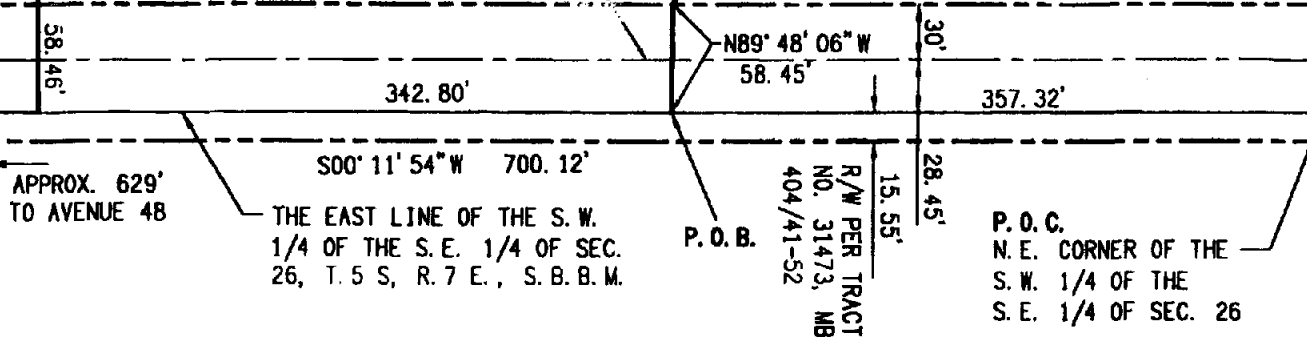
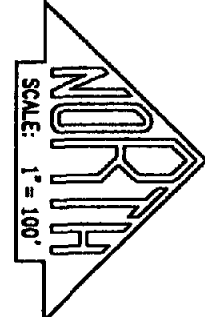
VICINITY MAP
NOT TO SCALE

THE NORTH LINE OF THE S. W.
 1/4 OF THE S. E. 1/4 OF SEC.
 26, T. 5 S, R. 7 E., S. B. B. M.



PARCEL "A"
 4.64 GROSS ACRES
 4.18 NET ACRES

☉ OASIS STREET
 343.78'



APPROX. 629'
 TO AVENUE 48

THE EAST LINE OF THE S. W.
 1/4 OF THE S. E. 1/4 OF SEC.
 26, T. 5 S, R. 7 E., S. B. B. M.

P. O. B.

R/W PER TRACT
 NO. 31473, MB
 404/41-52

P. O. C.
 N. E. CORNER OF THE
 S. W. 1/4 OF THE
 S. E. 1/4 OF SEC. 26

AVE 44
101

YOLA ST

ST

SON ST

LEHOUN ST

GOLE GENE
PARKWAY

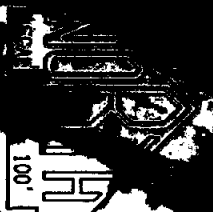
TYMP

TO SCAL

NORTH LINE OF THE W.

THE S. E.

S. R. 7 E.



11-74 01

2
3 RESOLUTION NO. 2010-320
4 NOTICE OF INTENTION TO LEASE AN INTEREST IN REAL PROPERTY TO
5 THE STATE OF CALIFORNIA, JUDICIAL COUNCIL OF CALIFORNIA,
6 ADMINISTRATIVE OFFICE OF THE COURTS,
7 IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA
8 AN APPROXIMATE 2 ACRE PORTION OF
9 ASSESSOR'S PARCEL NUMBER 614-150-031

10 WHEREAS, the County of Riverside and the State of California, Judicial Council of
11 California, Administrative Office of the Courts (State) desire to enter into a lease agreement
12 whereby the State would lease a portion of County-owned real property for the purpose of
13 facilitating the construction of a new Juvenile Court Facility in the eastern portion of Riverside
14 County by providing a construction staging area and temporary court parking.

15 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
16 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular session
17 assembled on November 30, 2010, at 9:00 a.m., in the meeting room of the Board of
18 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
19 Riverside, California, that it intends to approve a lease of real property interests to the State of
20 California, Judicial Council of California, Administrative Office of the Courts (State), the
21 following described real property: Certain real property located in the City of Indio, County of
22 Riverside, State of California, identified by and as an approximate 2 acre portion of Assessor's
23 Parcel Number(s) 614-150-031, more particularly described in Exhibit "A", attached hereto and
24 thereby made a part hereof.

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

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 11-17-10
DATE
ANITA C. WILLIS

Exhibit "A"

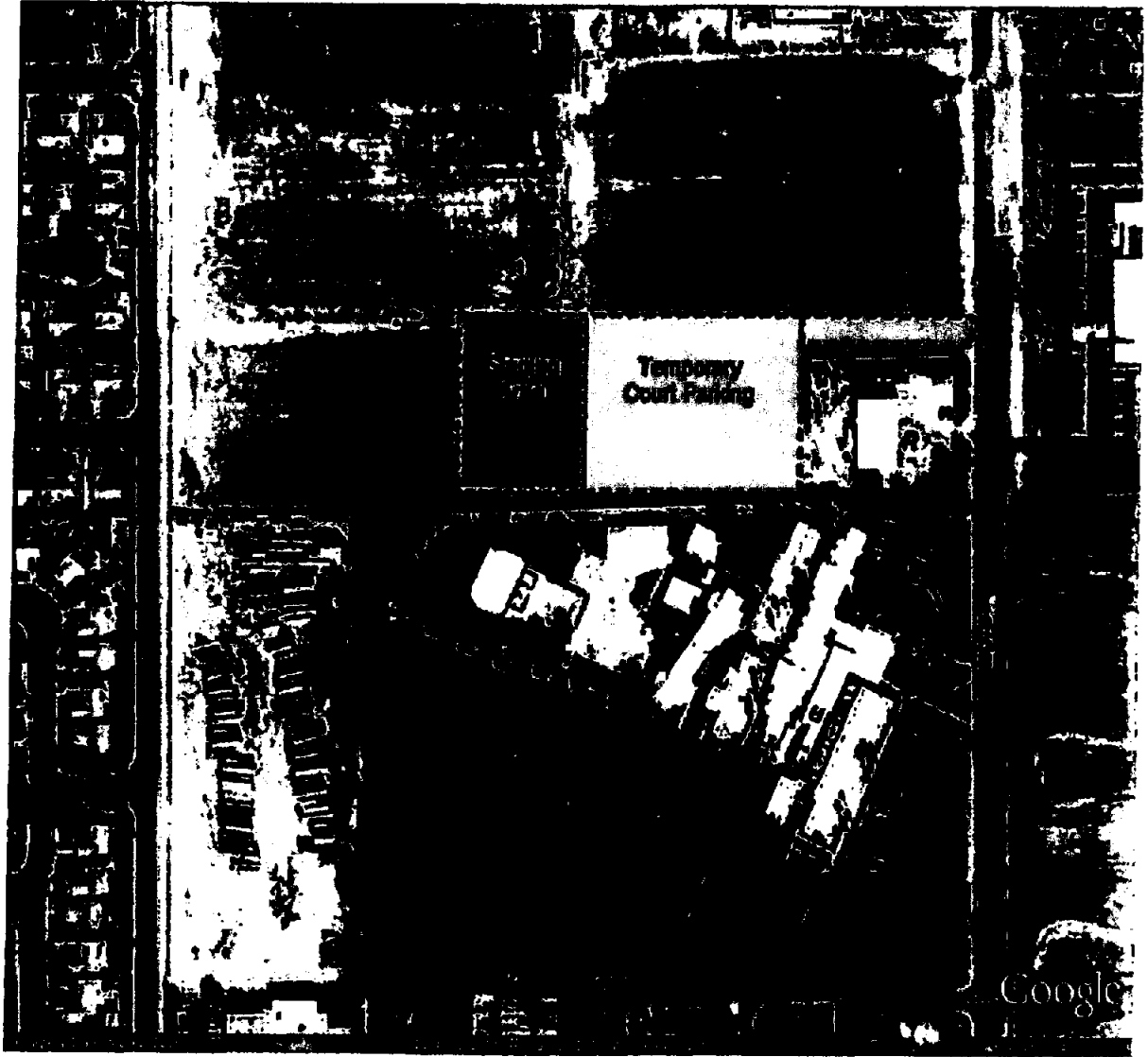


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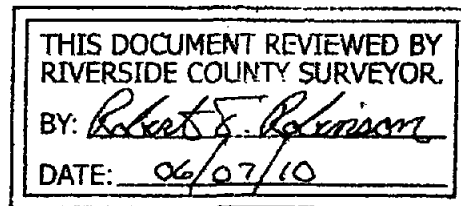
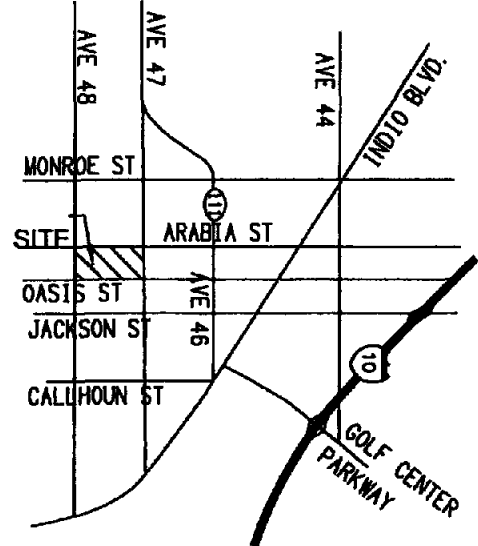


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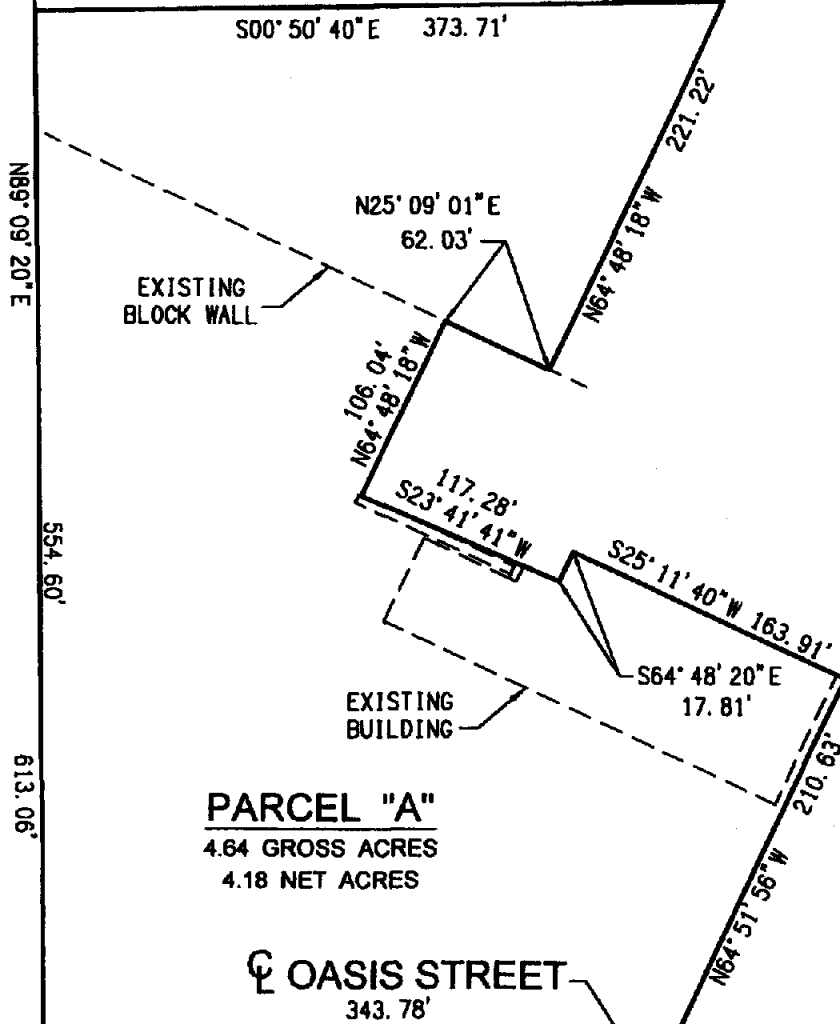
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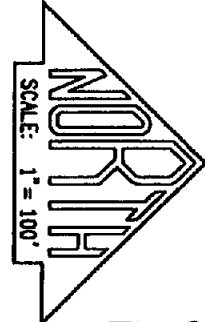
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163.91'

S64°48'24"
17.81'

100'

APPROX. 64'