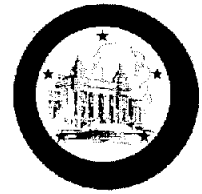


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

159



**SUBMITTAL DATE:**  
November 17, 2010

**FROM:** Economic Development Agency

**SUBJECT:** Resolution No. 2010-259, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2010-259, Notice of Intention to purchase real property located in the City of Indio, County of Riverside. The property is identified as Parcel 1 and 3 of Parcel Map 34740, also identified as APN 603-050-009 and APN 603-050-011;
  2. Authorize the Economic Development Agency to negotiate the purchase of Parcels 1 and 3 as shown in Parcel Map 34740 at a not-to-exceed purchase price of \$1,852,000; and
- Authorize the Economic Development Agency to incur typical due diligence and transactional costs not-to-exceed the amount of \$73,500.

**BACKGROUND:** (Commences on Page 2)

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

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 73,500	In Current Year Budget:	Yes
	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

<b>SOURCE OF FUNDS:</b> Palm Desert Redevelopment Pass – Through Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer L. Sargent*  
County Executive Office Signature: Jennifer L. Sargent

Dep't Recomm.:  Consent  Policy  Policy

Per Exec. Ofc.:  Consent  Policy  Policy

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Samuel Wong* 11/17/10  
 SAMUEL WONG  
 Review Departmental Concurrence  
 DATE: 11-16-10  
 FORM APPROVED COUNTY COUNSEL  
 BY: *Antia C. Willis*  
 ANITA C. WILLIS

**BACKGROUND:**

The Coachella Valley Rescue Mission (CVRM) owns and operates the present Homeless Rescue Mission located at 47-518 and 47-522 Van Buren Blvd., Indio, consisting of a 9,670 square foot facility located on a 0.34 acre site. The Mission also owns an adjacent partially vacant 7.76 acre parcel, located on the north east corner of Manilla Avenue and east of Van Buren Blvd. in the City of Indio. The Mission has processed Parcel Map 34740 on this 7.76 acre site to divide into three separate parcels. Parcel 1, identified as APN 603-050-009, a 3.15 +/- acre site, located at 47-470 Van Buren Blvd., for a new 43,000 square foot, 150 bed rescue mission; Parcel 2, identified as APN 603-050-010, a 2.24 +/- acre site, for future development of transitional housing; and Parcel 3, identified as APN 603-050-011, a 1.94 +/- acre site as a remainder lot, presently occupied and leased by two automotive services businesses located at 84-165 and 84-169 Indio Blvd.

In order to meet the needs of the community, and build the new Rescue Mission, CVRM and the County will collectively develop the area. The County of Riverside's Economic Development Agency will acquire Parcels 1 and 3 of the said new Parcel Map. The Mission will retain ownership of Parcel 2. The County will then enter into a long term ground lease with the Mission of Parcel 1 for the construction and operation of the new Rescue Mission by CVRM. The project will be entirely developed by CVRM with the grants and sale proceeds. County will retain ownership but ground lease the project site to CVRM for a dollar a year in consideration of the fact that CVRM will house County homeless. Parcel 3 will not be developed at this time, and will be utilized for general County use in the future.

After the completion of the new Rescue Mission on Parcel 1, and after CVRM staff has relocated from the existing facility into the new facility, the existing Rescue Mission facility will be sold and demolished. The existing site will then be redeveloped for a future project which will further eliminate blighted conditions in the area.

This Form 11 is submitted by the County of Riverside Economic Development Agency for Board approval of Resolution No. 2010-259, Notice of Intention to purchase Parcels 1 and 3 and authorization to negotiate this purchase.

The Economic Development Agency will provide notice of publication pursuant to Government Code Section 6063.

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

**FINANCIAL DATA:** (Commences on Page 3)

**FINANCIAL DATA:**

The following summarizes the funding that would be necessary to acquire the property:

Purchase Price:	\$1,852,000
Estimated Title and Escrow Charges	\$ 6,000
Appraisal Report	\$ 6,500
Environmental Reports	\$ 27,500
Notice of Publication	\$ 1,500
EDA Real Property Costs	<u>\$ 32,000</u>
Total Estimated Acquisition Costs:	\$1,925,500

All costs associated with this property acquisition are fully funded through the Palm Desert Redevelopment Pass-Through Funds for FY 2010/11. 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  
3 RESOLUTION NO. 2010-259  
4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY  
5 CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA  
6 PARCEL 1 AND 3 OF PARCEL MAP 34740, ALSO IDENTIFIED AS  
7 APN 603-050-009 and APN 603-050-011

8 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of  
9 the County of Riverside in regular session assembled on November 30, 2010, and NOTICE IS  
10 HEREBY GIVEN, pursuant to Sections 25350 and 6063 of the Government Code, that this  
11 Board at its public meeting on or after December 14, 2010, at 9:00 a.m. in the meeting room  
12 of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080  
13 Lemon Street, Riverside, California, intends to authorize a transaction in which the County of  
14 Riverside will purchase from the Coachella Valley Rescue Mission, A California Corporation  
15 certain real property located on the north east corner of Manilla Avenue and east of Van  
16 Buren Street in the City of Indio, County of Riverside, State of California, consisting of a 3.15  
17 +/- acre parcel, known as Parcel 1 of Parcel Map 34740, also identified as APN 603-050-009  
18 and a 1.94+/- acre parcel, known as Parcel 3 of Parcel Map 34740, also identified as APN  
19 603-050-011, more particularly described as Exhibit "A," attached hereto and made a part  
20 hereof, at a purchase price not to exceed one million eight hundred fifty two thousand dollars  
21 (\$1,852,000), plus miscellaneous closing costs in the approximate amount of Six Thousand  
22 Dollars (\$6,000).

23 BE IT FURTHER RESOLVED AND DETERMINED that Economic Development  
24 Agency is to expend approximately Sixty Seven Thousand Five Hundred Dollars (\$67,500) to  
25 complete due diligence on the property, consisting of a preliminary title report, appraisal costs,  
environmental reports, and miscellaneous other transactional costs.

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 11-16-10  
DATE  
ANITA C. WILLIS

**THE  
PRESS-  
ENTERPRISE**

**CLASSIFIED  
ADVERTISING**

Printed by: Johnson, Janine  
at: 9:02 am  
on: Friday, Nov 05, 2010

**PROOF**

Ad #: 10457954

3512 Fourteenth St.  
Riverside, CA 92501-3878  
**1-800-514-7253**  
**951-684-1200**  
**951-368-9006 Fax**

**Account Information**

Phone #: (951) 955-6691  
Name: ECONOMIC DEVELOPMENT  
AGENCY  
Address: 3525 14TH ST  
  
RIVERSIDE CA 92501-3813

Acct #: 097576  
Client:  
Placed by: Jessica  
Fax #: (951)

**Ad Information**

Classification: Public Notices  
Publications: Press-Enterprise  
Internet

Start date: 11-07-10  
Stop date: 11-21-10  
Insertions: 6

Rate code: Open  
Ad type: Ad Liner  
Taken by: Johnson, Janine

Size: 1x111.670  
Bill size: 112.00x 5.14 agate lines

Amount due: **\$1,845.66**

**Ad Copy:**

**NOTICE OF INTENTION  
TO PURCHASE REAL  
PROPERTY CITY OF IN-  
DIO, COUNTY OF RIVER-  
SIDE, CALIFORNIA  
PARCEL 1 AND 3 OF  
PARCEL MAP 34740,  
ALSO IDENTIFIED AS  
APN 603-050-009 and  
APN 603-050-011**

Notice is hereby given, pur-  
suant to Sections 25250 and  
6063 of the California Gov-  
ernment Code that the  
Board Supervisors of the  
County of Riverside intends  
to purchase real property  
interests in that certain land  
located in the City of Indio,  
County of Riverside, State  
of California, and it will  
consider County Resolution  
2010-313, and an Agree-  
ment of Purchase and Sale,  
and a Ground Lease on  
December 14, 2010, or as  
soon thereafter as the  
agenda of the Board per-  
mits, at the Riverside  
County Administrative Cen-  
ter, 4080 Lemon Street, 1st  
Floor, Riverside, California  
to consider the following:

**PROJECT DESCRIPTIONS  
AND LOCATION**

It is proposed that the  
Board of Supervisors ap-  
prove Resolution 2010-313  
and the Purchase and Sale  
Agreement and Ground  
Lease by and between  
Coachella Valley Rescue  
Mission, a California Cor-  
poration and the County of  
Riverside. The proposed  
agreement specifies that  
real property located on the  
north east corner of Manila  
Avenue and east of Van  
Buren Street in the City of  
Indio, County of Riverside,  
State of California, consist-  
ing of a 3.15 +/- acre parcel,  
identified as Parcel 1 of  
Parcel Map 34740, also  
identified as APN 603-050-  
009 and a 1.94 +/- acre par-  
cel, identified as Parcel 3 of  
Parcel Map 34740, also  
identified as APN 603-050-  
011, will be acquired by the  
County of a purchase price  
not to exceed one million  
eight hundred fifty two  
thousand dollars  
(\$1,852,000). The Coachella  
Valley Rescue Mission will  
then lease back Parcel 1.  
At any time, not later than  
the hour set forth above,  
any person may submit  
written comments regard-  
ing this proposed action to  
the Clerk of the Board of  
Supervisors at the address  
above. At the hour set forth  
above, the Board of Super-  
visors shall proceed to hear  
and pass upon all written  
and oral testimony relating  
to the proposed action. In-  
terested persons may ob-  
tain a copy of the proposed  
agreement of the Riverside  
County Economic Develop-  
ment Agency, 3403 10th  
Street, Suite 500, Riverside,  
CA 92501, or by calling

Carot Singh at  
(951) 955-4822.