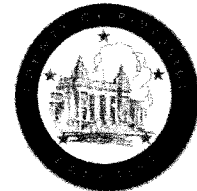


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



280

**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 – 4<sup>th</sup> 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

(continued)

Reviewed by  
CP TEAM  
Christy Hays

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

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b> State of California, Judicial Council of California, Administrative Office of the Courts	<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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for December 14, 2010 at 9:00 a.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 30, 2010  
xc: EDA, Auditor, CIP, COB(2)

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

**3.23**

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

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

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

**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	\$ 40,000
Total Estimated Conveyance Costs:	\$122,200

(Continued)

Economic Development Agency

Resolution Number 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 – 4<sup>th</sup> Supervisorial District

November 17, 2010

Page 3

**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 12/14/10 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.

9 ROLL CALL:

10 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
11 Nays: None  
12 Absent: None

13 The foregoing is certified to be a true copy of a resolution duly  
14 adopted by said Board of Supervisors on the date therein set forth.

15 KECIA HARPER-IHEM, Clerk of said Board

16 By: \_\_\_\_\_  
17 Deputy

18  
19  
20  
21  
22  
23  
24  
25

FORM APPROVED COUNTY COUNSEL  
BY: *Amita C. Willis*  
DATE: 11-17-10

# 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;

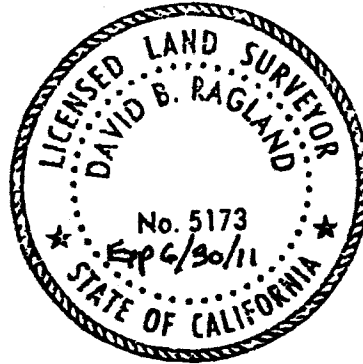
Thence North 89 degrees 09 minutes 20 seconds East along said south line a distance of 613.06 feet, to the easterly line of said southwest quarter of the southeast quarter of Section 26;

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



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

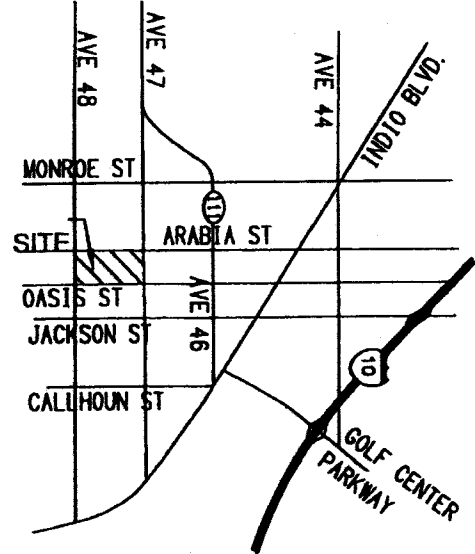
# EXHIBIT "B"

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BY: *Robert E. Robinson*

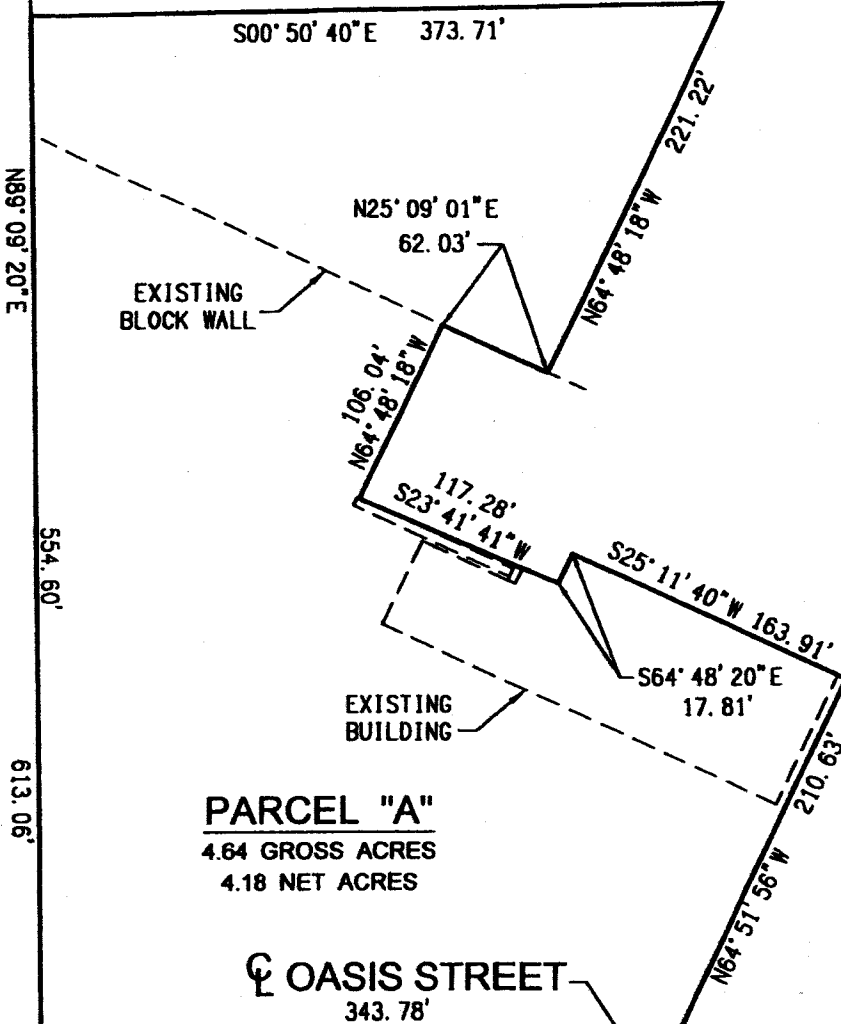
DATE: 06/07/10

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.



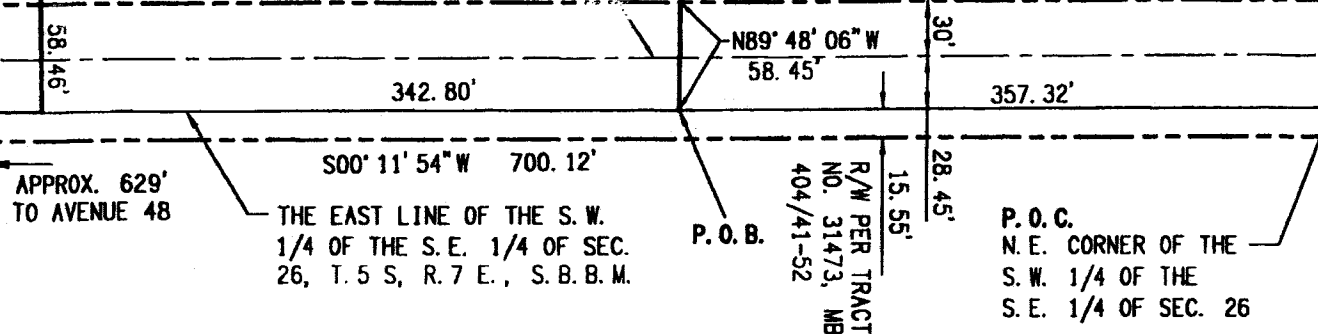
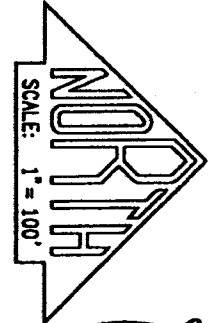
**VICINITY MAP**  
NOT TO SCALE

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

PAROLA ST

SON ST

ELHORN ST

GOLE GENTLE PARKWAY

CITY MAP  
TO SCALE

NORTH LINE OF THE S. W.  
THE S. E.  
S. R. 7 E.

17' 28"

163' 91"

S64° 48' 29"

17' 81"

100'

APPROX 629  
AVENUE 44

SECTION 17  
T. 10 N. R. 7 E.

SECTION 17  
T. 10 N. R. 7 E.

SEE

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 1<sup>st</sup> 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.

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board

<sup>1</sup>By: \_\_\_\_\_  
Deputy

FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 11-17-10  
DATE  
AMTAC WILLIS

# Exhibit "A"



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David B. Ragland, LS 5173



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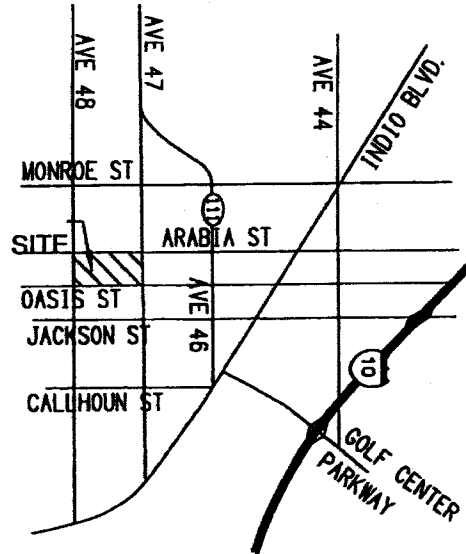
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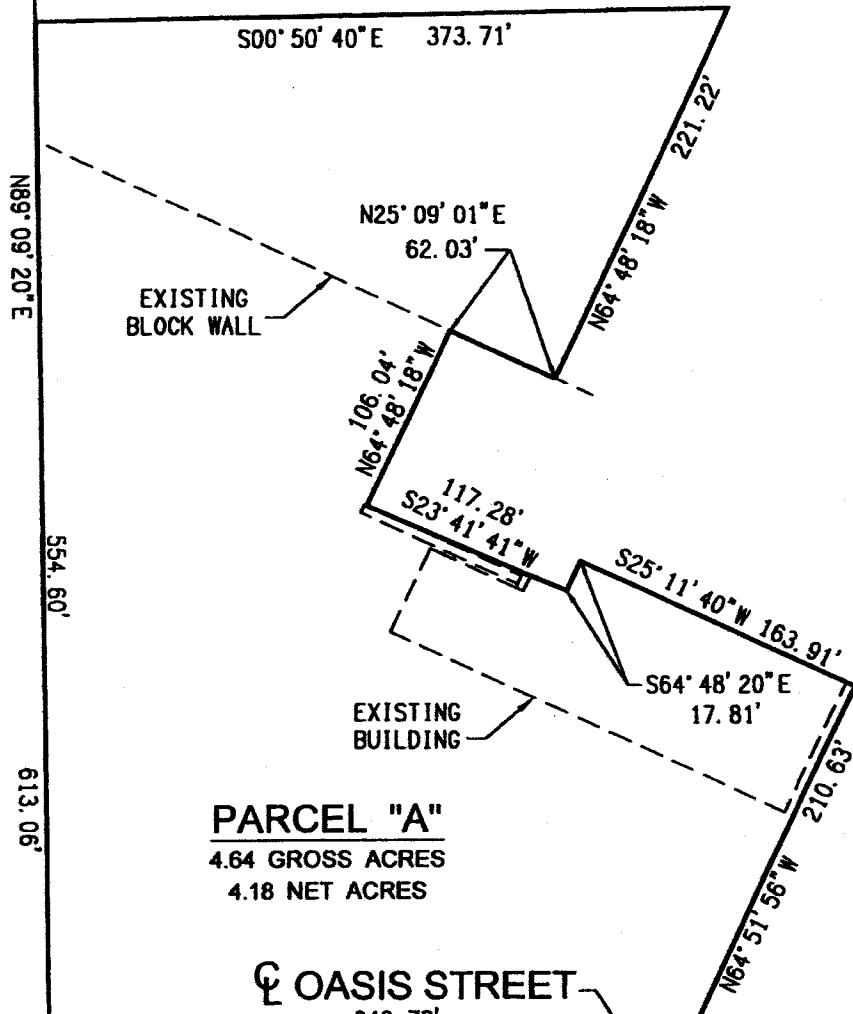
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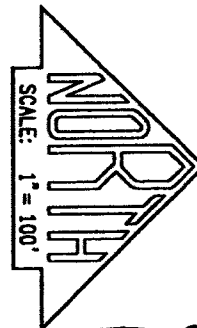
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APPROX. 620  
SERIES 70

51 124 0 57