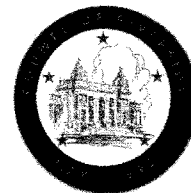


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

159



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
November 17, 2010

**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

**FINANCIAL  
DATA**

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

**SOURCE OF FUNDS:** Palm Desert Redevelopment Pass - Through Funds

Positions To Be  
Deleted Per A-30 ☐

Requires 4/5 Vote ☐

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

**County Executive Office Signature**

Jennifer L. Sargent

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Stone 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, CIP, Auditor, COB(2)

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.: N/A

District: 4

Agenda Number:

3.26

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

24  
25 BE IT FURTHER RESOLVED AND DETERMINED that Economic Development  
Agency is to expend approximately Sixty Seven Thousand Five Hundred Dollars (\$67,500) to  
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

1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2 **RESOLUTION NO. 2010 – 259**

3 **NOTICE OF INTENTION TO PURCHASE REAL PROPERTY**  
4 **CITY OF INDIO, COUNTY OF RIVERSIDE, CALIFORNIA**  
5 **PARCEL 1 AND 3 OF PARCEL MAP 34740, ALSO IDENTIFIED AS**  
6 **APN 603-050-009 AND APN 603-050-011**

7 **ADOPTED by Riverside County Board of Supervisors on November 30, 2010.**

8 **ROLL CALL:**

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

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

14 **KECIA HARPER-IHEM, Clerk of said Board**

15 **By: \_\_\_\_\_**  
16 **Deputy**

17  
18  
19  
20  
21  
22  
23 **11.30.10 3.26**  
24  
25

# 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, pursuant to Sections 25350 and 6063 of the California Government 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 Agreement of Purchase and Sale, and a Ground Lease on December 14, 2010, or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

### PROJECT DESCRIPTIONS AND LOCATION

It is proposed that the Board of Supervisors approve Resolution 2010-313 and the Purchase and Sale Agreement and Ground Lease by and between Coachella Valley Rescue Mission, a California Corporation 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, consisting 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 parcel, identified as Parcel 3 of Parcel Map 34740, also identified as APN 603-050-011, will be acquired by the County at 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 regarding this proposed action to the Clerk of the Board of Supervisors at the address above. At the hour set forth above, the Board of Supervisors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreement at the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling Carol Singh at (951) 955-4822.