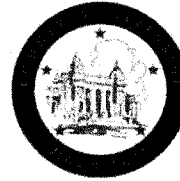


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.13
(ID # 6026)

MEETING DATE:

Tuesday, January 9, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2018-004, Notice of Intention to Sell Real Property located in the City of Palm Springs, County of Riverside, State of California, District 4, [\$0] (Clerk to Post Notice of Intention) (Set for Public Meeting on or after February 6, 2018 @ 9:00 a.m.)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2018-004 Notice of Intention to Sell Real Property located in the City of Palm Springs, County of Riverside, State of California, portion of Assessor's Parcel Number 507-100-042; and
2. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

ACTION: 4/5 Vote Required, Policy, Set for Meeting

Robert Field, Assistant County Executive Officer/EDA

12/19/2017

Jennifer Cruikshank, Chief Executive Officer - Health System

12/21/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after February 6, 2018 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: January 9, 2018
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board

By Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2017/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Desert Aids Project, a nonprofit benefit corporation (DAP) owns approximately 3.9 acres of land, situated on the southwest corner of N. Sunrise Blvd and E. Vista Chino in the City of Palm Springs, California, identified by Assessor's Parcel Number 507-100-042 ("Property"). DAP operates a health clinic on the Property for those living with, affected by, or at-risk for HIV or AIDS.

The County of Riverside (County) constructed the Palm Springs Family Care Clinic (County Clinic) located at 1515 N. Sunrise Way, Palm Springs, State of California on a portion of the Property, owned by DAP and adjacent to DAP's health clinic. The County and DAP entered into that certain Ground Lease dated May 2, 2007 and construction of the County Clinic was completed on April 21, 2008.

The County Clinic, which is operated by Riverside University Health System (RUHS), consists of an approximately 22,000 square foot building (Building) and includes patient registration, administrative offices, waiting and exam rooms, classrooms, and offices for the Women, Infants and Children (WIC) programs. Services also include primary medical and traditional public health services. Concurrently with consummation of the Purchase and Sales of the Building and all the appurtenances thereto, the Ground Lease will be terminated. A new lease will be entered into between the parties for the County to occupy until a replacement location for the County Clinic is secured.

On February 18, 2016, DAP and County entered into a Revenue Lease, in which DAP leases approximately 5,000 square feet in the County Clinic to expand and meet DAP's growing needs for administrative and healthcare space. DAP desires to further expand its administrative and healthcare space to meet its growing needs and has determined that acquiring the County Clinic would best serve its needs for space. DAP has also acquired property adjacent to the County Clinic and is working with Riverside County Housing Authority to pursue an affordable housing project that will be used in conjunction with the County Clinic and the existing Housing Authority parking lot to provide increased service to the community.

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

DAP recently submitted an offer to the County for Five Million Two Hundred Thousand (\$5,200,000) to purchase the County Clinic improvements and the offer is above the recently appraised fair market value for the County improvements that reside on DAP land. RUHS is agreeable to the sale of the existing County Clinic and desires to construct a new replacement clinic facility that will expand services and integrates the department's new model, Patient Aligned Care Team Design (PACT). PACT improves healthcare delivery and expands services offered to the public. PACT also delivers those same services in a more efficient and cost effective manner.

If the sale is approved through this action, the County will lease the County Clinic back from DAP for up to three years, at the cost of operations, and to continue use of the County Clinic while the replacement healthcare facility is planned and constructed. The proceeds of this sale of the County Clinic will be used to offset the long term lease costs of the replacement facility. RUHS will move an In-Principle Form 11 to the Board in the near future and in order to begin pursuit of the replacement healthcare facility through EDA.

Resolution No. 2018-004 has been approved as to form by County Counsel.

Impact on Citizens and Businesses

This transaction will benefit the community as a whole as the County relocates a clinic in the Coachella Valley under the improved RUHS PACT model. The transaction also helps to increase quality of healthcare services provided by DAP and will also result in a future DAP affordable housing project. This coordinated effort between community partners will increase healthcare availability for the entire region.

SUPPLEMENTAL:

Additional Fiscal Information

RUHS will reimburse the Real Estate Division of the Economic Development Agency ("EDA") for any and all costs associated with this real estate transaction. Costs will be defined in the upcoming Authorization to Sell. The revenue generated through the sale of the County Clinic will be allocated towards the replacement clinic project as per bond covenants and restrictions on use of proceeds of this sale.


Attachments:

- Aerial Image
- Resolution No. 2018-004

RF:HM:VC:VY:CAO:ra 270FM 19.563 13744
MinuteTrak 6026

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


Nehini Basma, Principal Management Analyst 1/2/2018


Gregory P. Priamos, Director County Counsel 12/21/2017

Board of Supervisors

County of Riverside

Resolution Number 2018-004

**Notice of Intention to Sell Real Property located in the City of Palm Springs,
County of Riverside, State of California
(Portion of Assessor's Parcel Number 507-100-042)**

WHEREAS, Desert Aids Project, a nonprofit benefit corporation ("DAP") owns approximately 3.9 acres of land, situated on the southwest corner of N. Sunrise Blvd and E. Vista Chino in the City of Palm Springs, California, identified by Assessor's Parcel Number 507-100-042 ("Property"). DAP operates a health clinic on the Property for those living with, affected by, or at-risk for HIV or AIDS; and

WHEREAS, the County of Riverside ("County") constructed the Palm Springs Family Care Clinic ("County Clinic") located at 1515 N. Sunrise Way, Palm Springs, State of California, on a portion of the Property, consisting of an approximately 22,000 square foot building ("Building"); and

WHEREAS, the County Clinic is operated by Riverside University Health System ("RUHS"), and includes patient registration, administrative offices, waiting and exam rooms, classrooms, and offices for the Women, Infants and Children (WIC) programs. Services also include primary medical and traditional public health services; and

WHEREAS, the County and DAP entered into that certain Ground Lease dated May 2, 2007 and construction of the County Clinic was completed on April 21, 2008; and

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 01-09-18
SYNTHIA M. GUNZEL

1 WHEREAS, On February 18, 2016, DAP and County entered into a Revenue
2 Lease, in which DAP leases 3,950 square feet of office space and 1,557 square feet of
3 common area in the County Clinic to expand and meet DAP's needs for administrative
4 facilities. DAP desires to further expand its administrative facilities to meet its growing
5 needs and has determined that acquiring the Building would best serve the need for
6 these expanded facilities. DAP has also acquired property adjacent to the Building and
7 is working with Riverside County Housing Authority to pursue an affordable housing
8 project that will be used in conjunction with the Building and existing Housing Authority
9 parking lot to provide increased service to this community; and

10 WHEREAS, the County and DAP will terminate the Ground Lease in
11 conjunction with the consummation of the sale of the Building; and

12 WHEREAS, DAP submitted an offer to the County for Five Million Two Hundred
13 Thousand (\$5,200,000) to purchase the Building and all the appurtenances thereto,
14 and which is slightly above the recently appraised fair market value for the property;
15 and
16

17 WHEREAS, the County will lease the Building back from DAP for up to three (3)
18 years at the cost of operation to continue operations while County Clinic is relocated to
19 a new location; and

20 WHEREAS, RUHS desires to construct a new clinic facility that will expand
21 services and integrates the department's new model, Patient Aligned Care Team
22 Design ("PACT"); and

23 WHEREAS, PACT increases service to the public and also delivers those same
24 services in a more efficient and effective manner; now, therefore,

25 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
26 Supervisors of the County of Riverside in regular session assembled on January 9,
27 2018, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government
28

1 Code, that this Board, at its public meeting on or after February 6, 2018, at 9:00 a.m. or
2 soon thereafter, in the meeting room of the Board of Supervisors located on the 1st
3 floor of the County Administrative County Clinic, 4080 Lemon Street, Riverside,
4 California, intends to authorize the sale of the Building and all the appurtenances
5 thereto, on a portion of property located in the City of Palm Springs, County of
6 Riverside, State of California, identified with a portion of Assessor's Parcel Number
7 507-100-042, consisting of an approximately 22,000 square foot building and
8 improvements on 1.661 acres of land particularly described in Exhibit "A" Legal
9 Description, to the Desert Aids Project, a nonprofit benefit corporation, in the amount
10 not to exceed Five Million Two Hundred Thousand Dollars (\$5,200,000), pursuant to
11 terms and conditions in an Agreement of Purchase and Sale to be negotiated between
12 the County and DAP.

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

16
17 CAO:ra/121817/270FM/19.564

18 ROLL CALL:

19 Ayes: Jeffries, Tavaglione, Washington and Perez
20 Nays: None
21 Absent: Ashley

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

24 KECIA HARPER-IHEM, Clerk of said Board

25 By  Deputy

26
27
28

EXHIBIT "A"
LEGAL DESCRIPTION

LEASE PARCEL PORTION OF APN 507-100-042 (FORMERLY KNOWN AS APN 507-100-040)

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M., DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT 01-01 APPROVED BY THE CITY OF PALM SPRINGS AND RECORDED AS INSTRUMENT NO. 2001-168548, APRIL 20, 2001, O.R., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 89°40'34" WEST ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, ALSO BEING THE CENTERLINE OF VISTA CHINO ROAD, A DISTANCE OF 345.00 FEET;

THENCE SOUTH 00°21'49" WEST AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 OF LLA 01-01, ALSO BEING THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP IN THE CITY OF PALM SPRINGS AS SHOWN ON PARCEL MAP ON FILE IN BOOK 17 AT PAGE 7 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS;

THENCE CONTINUING SOUTH 00°21'49" WEST ALONG SAID PARALLEL LINE AND THE WESTERLY LINE OF SAID PARCEL 1 OF LLA 01-01, A DISTANCE OF 325.69 FEET TO THE TRUE POINT OF BEGINNING;

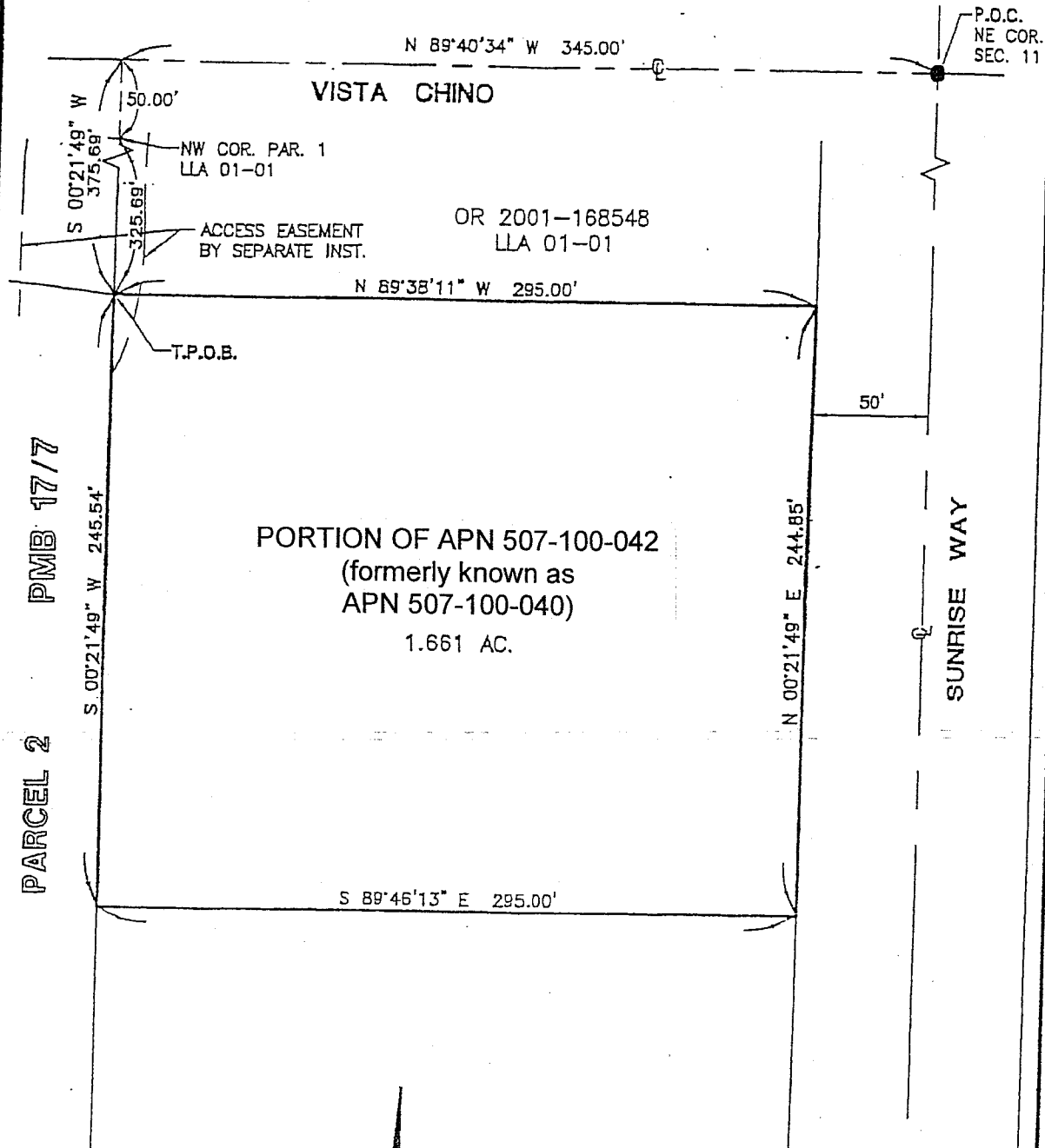
THENCE CONTINUING SOUTH 00°21'49" WEST ALONG SAID PARALLEL LINE AND THE WESTERLY LINE OF SAID PARCEL 1 OF LLA 01-01, A DISTANCE OF 254.54 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°46'13" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 295.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUNRISE WAY;

THENCE NORTH 00°21'49" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 244.85 FEET;

EXHIBIT

SHEET 1 OF 1



IN THE CITY OF PALM SPRINGS,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
PORTION OF THE NE 1/4 OF THE NE 1/4
SEC. 11, T.4 S., R.4 E., S.B.M.



1" = 60'



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Palm Springs, CA 92262
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Email: legals@thedesertsun.com

**PROOF OF
PUBLICATION**

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/14/18, 01/21/18, 01/28/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 29th of January 2018 in Palm Springs, California.

Albie P. Amico
DECLARANT

Ad#:0002657037
P O :
of Affidavits :1

3.13 of 01/09/18

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF
THE COUNTY OF RIVERSIDE**

Resolution Number 2018-004
Notice of Intention to Sell Real Property located in the City of Palm Springs,
County of Riverside, State of California
(Portion of Assessor's Parcel Number 507-100-042)

WHEREAS, Desert Aids Project, a nonprofit benefit corporation ("DAP") owns approximately 3.9 acres of land, situated on the southwest corner of N. Sunrise Blvd and E. Vista Chino in the City of Palm Springs, California, identified by Assessor's Parcel Number 507-100-042 ("Property"); DAP operates a health clinic on the Property for those living with, affected by, or at-risk for HIV or AIDS; and WHEREAS, the County of Riverside ("County") constructed the Palm Springs Family Care Clinic ("County Clinic") located at 1515 N. Sunrise Way, Palm Springs, State of California, on a portion of the Property, consisting of an approximately 22,000 square foot building ("Building"); and WHEREAS, the County Clinic is operated by Riverside University Health System ("RUHS"), and includes patient registration, administrative offices, waiting and exam rooms, classrooms, and offices for the Women, Infants and Children (WIC) programs. Services also include primary medical and traditional public health services; and WHEREAS, the County and DAP entered into that certain Ground Lease dated May 2, 2007 and construction of the County Clinic was completed on April 21, 2008; and WHEREAS, On February 18, 2016, DAP and County entered into a Revenue Lease, in which DAP leases 3,950 square feet of office space and 1,557 square feet of common area in the County Clinic to expand and meet DAP's needs for administrative facilities. DAP desires to further expand its administrative facilities to meet its growing needs and has determined that acquiring the Building would best serve the need for these expanded facilities. DAP has also acquired property adjacent to the Building and is working with Riverside County Housing Authority to pursue an affordable housing project that will be used in conjunction with the Building and existing Housing Authority parking lot to provide increased service to this community; and WHEREAS, the County and DAP will terminate the Ground Lease in conjunction with the consummation of the sale of the Building; and WHEREAS, DAP submitted an offer to the County for Five Million Two Hundred Thousand (\$5,200,000) to purchase the Building and all the appurtenances thereto, and which is slightly above the recently appraised fair market value for the property; and WHEREAS, the County will lease the Building back from DAP for up to three (3) years at the cost of operation to continue operations while County Clinic is relocated to a new location; and WHEREAS, RUHS desires to construct a new clinic facility that will expand services and integrates the department's new model, Patient Aligned Care Team Design ("PACT"); and WHEREAS, PACT increases service to the public and also delivers those same services in a more efficient and effective manner; now, therefore, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on January 9, 2018, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after February 6, 2018, at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative County Clinic, 4080 Lemon Street, Riverside, California, intends to authorize the sale of the Building and all the appurtenances thereto, on a portion of property located in the City of Palm Springs, County of Riverside, State of California, identified with a portion of Assessor's Parcel Number 507-100-042, consisting of an approximately 22,000 square foot building and improvements on 1.661 acres of land particularly described in Exhibit "A" Legal Description, to the Desert Aids Project, a nonprofit benefit corporation, in the amount not to exceed Five Million Two Hundred Thousand Dollars (\$5,200,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and DAP. BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

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