

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



ITEM: 3.15
(ID # 12324)

MEETING DATE:
Tuesday, May 19, 2020

FROM: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM -
BEHAVIORAL HEALTH (RUHS-BH):

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adopt Resolution No. 2020-086, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California, Assessor's Parcel Numbers 600-230-006 and 600-230-007, by Grant Deed from Investment Development Group, LLC, District 4, [\$1,962,550]; Whole Person Care State Fund - 100% (Clerk to Post Notice of Intention) (Set for Public meeting on or after June 23, 2020 @ 9:30 a.m.)(4/5th Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2020-086, Notice of Intention to Purchase Real Property in the City of Indio, County of Riverside, California, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007;

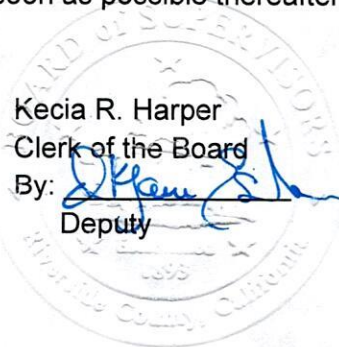
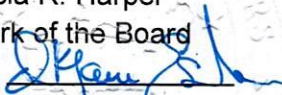
ACTION: 4/5 Vote Required, Policy


Rose Salgado, Director of Facilities Management 5/6/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after June 23, 2020 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 19, 2020
xc: FM


Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

2. Authorize the Facilities Management Department - Real Estate (FM-RE) to negotiate the purchase of the subject property from Investment Development Group, LLC, at a price not-to-exceed One Million Nine Hundred Thousand Dollars (\$1,900,000);
3. Approve and authorize the FM-RE to incur typical transaction costs including staff time, appraisal cost, environment review, building inspection and other due diligence costs not to exceed \$62,550; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,962,550	\$ 0	\$ 1,962,550	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Whole Person Care State Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 2019/20	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

Pursuant to Government Code Section 25350, the County must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time the Riverside County Board of Supervisors (Board) will meet to consummate the purchase. Through this Board action, the County intends to authorize the Facilities Management -Real Estate (FM-RE) to pursue the purchase of fee simple interests in real property located in the City of Indio, County of Riverside, State of California. The property consists of two parcels totaling approximately 4.47 acres and is further identified as Assessor's Parcel Numbers 600-230-006 and 600-230-007 and more particularly depicted in the Aerial Map (Property).

The 2019 Riverside County Homeless Point in Time Count counted 2,811 homeless persons. Of these 2,045 were classified as unsheltered persons. There was a 24% increase in District 4 alone. In District 4, 612 unsheltered persons were counted. Extensive literature exists documenting the physical and financial toll that unsheltered homelessness takes upon both homeless individuals and the communities in which they reside. This data coupled with rising rents and crowded housing markets makes addressing homelessness difficult even when funding exists to pay for housing within communities. As such, a need exists for homeless

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service providers to have greater control over options to provide safe, stable, and therapeutic housing.

Palm Shadow Inn is a 19-room motel located at 80761 Highway 111 in Indio and is situated on a portion of the 4.47-acre parcels. Acquiring the Property will assist Riverside University Health System – Behavioral Health (RUHS-BH) in providing emergency housing to those in need of temporary lodging until longer-term housing or treatment can be secured. Property management services for the motel portion of the Property, which will continue to exist to provide short term housing is likely to be contracted to an independent contractor. RUHS-BH will provide an onsite case manager to assist residents in successful transitions to longer term housing options.

The undeveloped 2.16 acres located on the Property provide a significant further opportunity for the County of Riverside to leverage in order to attract development investment to build affordable multifamily housing that is much needed in the Coachella Valley. RUHS-BH has a proven track record of working with affordable housing developers to secure State financing to create affordable multifamily housing. One recent successful effort via the State of California’s Housing and Community Development (HCD) No Place Like Home Program (NPLH) brought 23.6 million dollars of competitive loan allocation to Riverside County. Of this award, \$7,712,905 will be used to create housing in the 4th District. Acquisition of the Palm Shadow Inn will not only assist in decreasing unsheltered homelessness in the 4th District but will position RUHS-BH to pursue creation of affordable multifamily housing that will benefit low and extremely low-income households in Indio and the Coachella Valley for decades to come. Ongoing operating expenses will be covered by Mental Health Services Act (MHSA) funds.

The acquisition price of \$1,900,000 represents a competitive price based on market comparable sales. When compared with the higher cost to develop a new facility, the price represents a good value for the County.

Resolution No. 2020-086 has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The acquisition of the Property will benefit the eastern region of the County and provide a facility to serve the homeless.

**SUPPLEMENTAL:
Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the Property with Assessor’s Parcel Numbers 600-230-006 and 600-230-007:

Acquisition:	\$ 1,900,000
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**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**


Estimated Title and Escrow Charges:	8,000
Preliminary Title Report	550
County Appraisal	4,500
Environmental Studies	2,500
Building Inspection	12,000
County Staff Time includes FM-RED, FM Environmental and County Counsel	35,000
Total Estimated Acquisition Costs (Not to exceed)	\$1,962,550

All costs associated with the acquisition of this Property are fully funded by Whole Person Care State Fund budget for FY 2019/20.

Attachments:

- Resolution No. 2020-086
- Aerial Image

CAO:ar/042220


Steven Atkeson 5/11/2020


Gregory H. Priamos, Director County Counsel 5/7/2020

2 Resolution No. 2020-086

3 Notice of Intention to Purchase Real Property

4 Located in the City of Indio, County of Riverside, State of California

5 Assessor's Parcel Numbers: 600-230-006 and 600-230-007


6
7 WHEREAS, Investment Development Group, LLC, a California limited liability
8 company, ("Seller"), is the owner of certain real property located at 80761 Highway 111,
9 in the City of Indio, County of Riverside, State of California, containing an approximately
10 11,004 square foot motel named the "Palm Shadow Inn", consisting of 19 rooms and
11 other related improvements on approximately 4.47 acres of land, identified with
12 Assessor's Parcel Numbers 600-230-006 and 600-230-007 ("Property");

13 WHEREAS, the County of Riverside ("County"), on behalf of Riverside University
14 Health System – Behavioral Health (RUHS-BH), desires to purchase the Property from
15 the Seller and Seller desires to sell the Property to County and move forward with the
16 transaction;

17 WHEREAS, RUHS-BH will use the Property to provide emergency housing to
18 consumers in need of temporary lodging until longer-term housing or treatment can be
19 secured. Property management services for the motel portion of the Property, which will
20 continue to exist to provide short term housing, is likely to be contracted to an
21 independent contractor;

22 WHEREAS, the undeveloped 2.16 acres provide a significant further opportunity
23 for the County of Riverside to leverage in order to attract development investment to
24 build affordable multifamily housing that is much needed in the Coachella Valley; and

25 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the
26 Board of Supervisors of the County of Riverside in regular session assembled on May
27 19, 2020, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the
28 Government Code, that this Board, at its public meeting on or after June 23, 2020 at 9:30

Gregory F. Filantios, County Counsel

Thomas Oh, Deputy County Counsel

1 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the
2 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,
3 intends to authorize the purchase of the Property located in the City of Indio, County of
4 Riverside, State of California, identified with Assessor's Parcel Numbers 600-230-006
5 and 600-230-007 and consisting of approximately 4.47 acres of land, an approximately
6 11,004 square foot hotel and related improvements, more particularly described in
7 Exhibit "A" Legal Description, attached hereto, in the amount not to exceed One Million
8 Nine Hundred Thousand Dollars (\$1,900,000), pursuant to terms and conditions in an
9 Agreement of Purchase and Sale to be negotiated between the County and Seller.

10 BE IT FURTHER RESOLVED AND DETERMINED that the Facilities
11 Management Department is authorized to expend a not-to-exceed amount of Sixty Two
12 Thousand Five Hundred and Fifty Dollars (\$62,550) to complete due diligence on the
13 Property, consisting of a preliminary title report, appraisal costs, environmental studies,
14 building inspections, Facilities Management Department staff time, and miscellaneous
15 other studies as may be deemed necessary.

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

19 ROLL CALL:

20
21 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
22 Nays: None
23 Absent: None

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

26
27
28
Kecia R. Harper, Clerk of said Board

By 

Deputy

05-19-2020 3.15

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL A: (APN 600-230-006)

ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER, 1335 FEET EASTERLY FROM THE NORTHWESTERLY CORNER THEREOF; SAID POINT BEING THE NORTHWESTERLY CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED TO ARTHUR R. CHENOWETH BY DEED RECORDED SEPTEMBER 26, 1916 IN BOOK 451, PAGE 48, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THENCE SOUTH 00 DEG 23' EAST 347 FEET; THENCE NORTH 89 DEG 55' WEST 375 FEET; THENCE NORTH 00 DEG 23' WEST 347 FEET; THENCE SOUTH 89 DEG 55' EAST 378 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 10, 1915 IN BOOK 433, PAGE 64 OF DEEDS OF SAID RIVERSIDE COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED DECEMBER 4, 1935 IN BOOK 260, PAGE 270, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE STATE OF CALIFORNIA BY FINAL ORDER OR CONDEMNATION RECORDED DECEMBER 10, 1968 AS INSTRUMENT NO. 120644 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION DEED TO THE CITY OF INDIO BY QUITCLAIM DEED RECORDED OCTOBER 5, 1983 AS INSTRUMENT NO. 206127, OFFICIAL RECORDS.

PARCEL B: (APN 600-230-007)

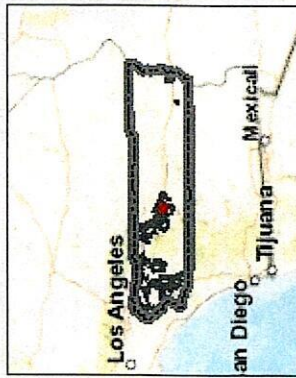
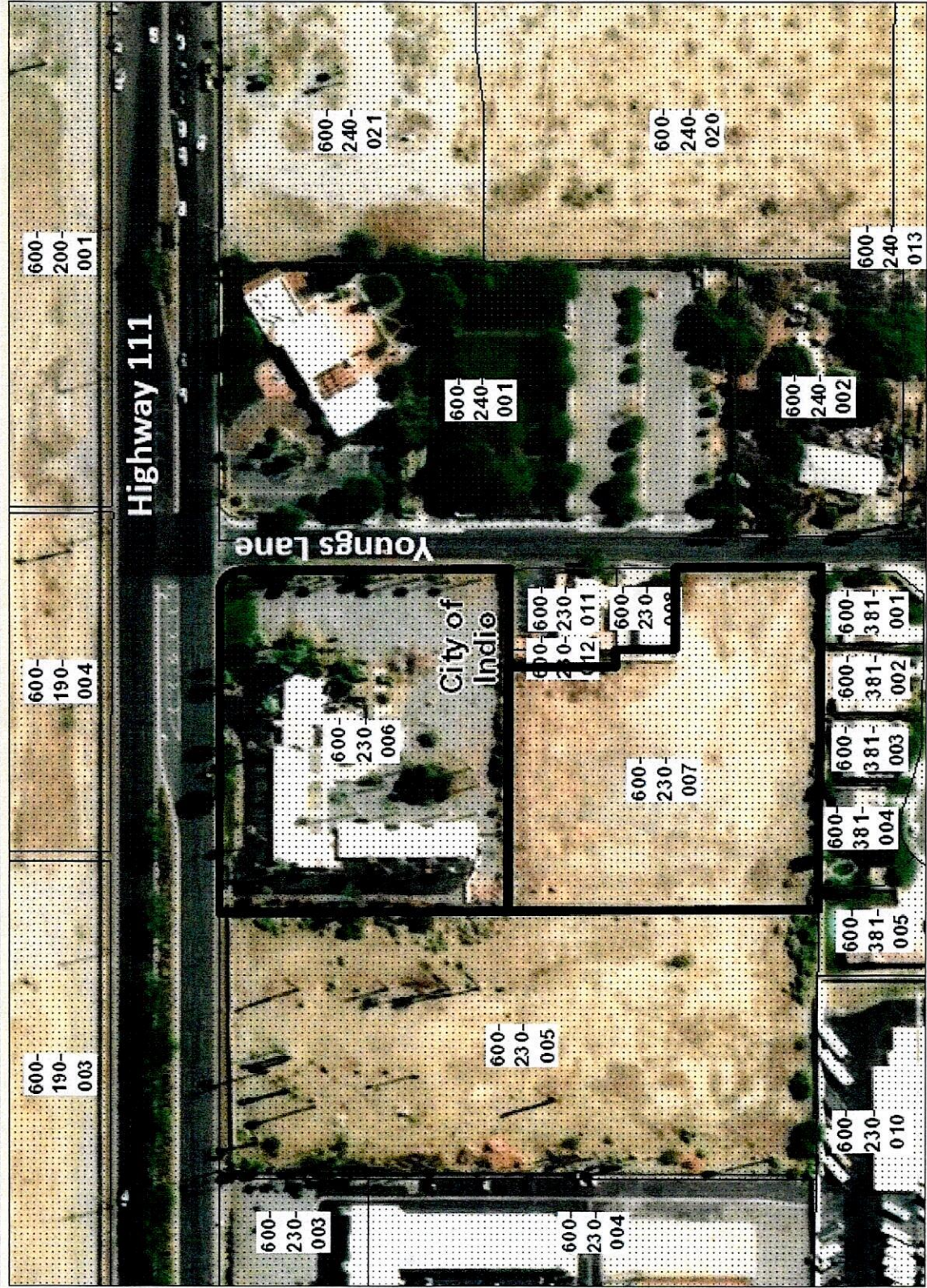
PARCEL 2 OF PARCEL MAP NO. 23731, IN THE CITY OF INDIO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 165 PAGES 47 AND 48 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL 2, SAID NORTHEAST CORNER BEING ALSO THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 23731; THENCE NORTH 89 DEG 55' 35" WEST ALONG THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL 2 (SOUTH LINE OF SAID PARCEL 1), A DISTANCE OF 83.00 FEET; THENCE SOUTH 0 DEG 04' 25" WEST 60.00 FEET; THENCE SOUTH 89 DEG 55' 35" EAST PARALLEL WITH SAID NORTH LINE, 81.00 FEET TO THE MOST EASTERLY EAST LINE OF SAID PARCEL 2; THENCE NORTH 0 DEG 04' 25" EAST ALONG SAID EAST LINE, 60.00 FEET TO THE POINT OF BEGINNING.

Aerial Map

80761 Highway 111, Indio, CA






Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes
600-230-006 and 600-230-007

REPORT PRINTED ON... 4/9/2020 3:34:55 PM

© Riverside County GIS



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 26, 2020

THE DESERT SUN
P.O. BOX 2734
PALM SPRINGS, CA 92263

PH: (760) 778-4731
E-MAIL: legals@desertsun.com

**RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2020-086 INTENT TO
PURCHASE REAL PROPERTY LOCATED IN THE CITY OF INDIO**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **THREE WEDNESDAYS: JUNE 03, 10, and 17, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2020-086

Notice of Intention to Purchase Real Property

Located in the City of Indio, County of Riverside, State of California

Assessor's Parcel Numbers: 600-230-006 and 600-230-007

WHEREAS, Investment Development Group, LLC, a California limited liability company, ("Seller"), is the owner of certain real property located at 80761 Highway 111, in the City of Indio, County of Riverside, State of California, containing an approximately 11,004 square foot motel named the "Palm Shadow Inn", consisting of 19 rooms and other related improvements on approximately 4.47 acres of land, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside University Health System – Behavioral Health (RUHS-BH), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;

WHEREAS, RUHS-BH will use the Property to provide emergency housing to consumers in need of temporary lodging until longer-term housing or treatment can be secured. Property management services for the motel portion of the Property, which will continue to exist to provide short term housing, is likely to be contracted to an independent contractor;

WHEREAS, the undeveloped 2.16 acres provide a significant further opportunity for the County of Riverside to leverage in order to attract development investment to build affordable multifamily housing that is much needed in the Coachella Valley; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on May 19, 2020, and **NOTICE IS HEREBY GIVEN**, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after June 23, 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Indio, County of Riverside, State of California, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 and consisting of approximately 4.47 acres of land, an approximately 11,004 square foot hotel and related improvements, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed One Million Nine Hundred Thousand Dollars (\$1,900,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED AND DETERMINED that the Facilities Management Department is authorized to expend a not-to-exceed amount of Sixty Two Thousand Five Hundred and Fifty Dollars (\$62,550) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, Facilities Management Department staff time, and miscellaneous other studies as may be deemed necessary.

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.

(Insert Exhibit A)

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on May 19, 2020.

KECIA R. HARPER, Clerk of said Board
By: Hannah Lumanauw, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: May 21, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

PARCEL A: (APN 600-230-006)

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PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUPV
ATTN: Hannah Lumanauw
4080 LEMON STREET
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 pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/3/20, 6/10/20, 6/17/20

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly I 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 certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this 18th of June 2020 in Green Bay, Wisconsin, County of Brown

[Handwritten signature: Lana Kanitz]
DECLARANT

Facilities Management -
Real Estate
Item 3.15 of 5/19/20

Ad#: 0004205617
P O: 2020-086
of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2020-086
Notice of Intention to Purchase Real Property
Located in the City of Indio, County of Riverside, State of California
Assessor's Parcel Numbers: 600-230-006 and 600-230-007

WHEREAS, Investment Development Group, LLC, a California limited liability company, ("Seller"), is the owner of certain real property located at 80761 Highway 111, in the City of Indio, County of Riverside, State of California, containing an approximately 11,004 square foot motel named the "Palm Shadow Inn", consisting of 19 rooms and other related improvements on approximately 4.47 acres of land, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 ("Property");
WHEREAS, the County of Riverside ("County"), on behalf of Riverside University Health System - Behavioral Health (RUHS-BH), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;
WHEREAS, RUHS-BH will use the Property to provide emergency housing to consumers in need of temporary lodging until longer-term housing or treatment can be secured. Property management services for the motel portion of the Property, which will continue to exist to provide short term housing, is likely to be contracted to an independent contractor;
WHEREAS, the undeveloped 2.16 acres provide a significant further opportunity for the County of Riverside to leverage in order to attract development investment to build affordable multifamily housing that is much needed in the Coachella Valley; and
NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on May 19, 2020, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after June 23, 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Indio, County of Riverside, State of California, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 and consisting of approximately 4.47 acres of land, an approximately 11,004 square foot hotel and related improvements, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed One Million Nine Hundred Thousand Dollars (\$1,900,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.
BE IT FURTHER RESOLVED AND DETERMINED that the Facilities Management Department is authorized to expend a not-to-exceed amount of Sixty Two Thousand Five Hundred and Fifty Dollars (\$62,550) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, Facilities Management Department staff time, and miscellaneous other studies as may be deemed necessary.
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.

(Insert Exhibit A)

ROLL CALL:
Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on May 19, 2020.

KECIA R. HARPER, Clerk of said Board
By: Hannah Lumanauw, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@ivco.org

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: May 21, 2020
By: Hannah Lumanauw, Board Assistant
Kecia R. Harper, Clerk of the Board
Pub: June 3, 10, 17, 2020

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2020-086

Notice of Intention to Purchase Real Property
Located in the City of Indio, County of Riverside, State of California
Assessor's Parcel Numbers: 600-230-006 and 600-230-007

WHEREAS, Investment Development Group, LLC, a California limited liability company, ("Seller"), is the owner of certain real property located at 80761 Highway 111, in the City of Indio, County of Riverside, State of California, containing an approximately 11,004 square foot motel named the "Palm Shadow Inn", consisting of 19 rooms and other related improvements on approximately 4.47 acres of land, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside University Health System – Behavioral Health (RUHS-BH), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;

WHEREAS, RUHS-BH will use the Property to provide emergency housing to consumers in need of temporary lodging until longer-term housing or treatment can be secured. Property management services for the motel portion of the Property, which will continue to exist to provide short term housing, is likely to be contracted to an independent contractor;

WHEREAS, the undeveloped 2.16 acres provide a significant further opportunity for the County of Riverside to leverage in order to attract development investment to build affordable multifamily housing that is much needed in the Coachella Valley; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on May 19, 2020, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after June 23, 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Indio, County of Riverside, State of California, identified with Assessor's Parcel Numbers 600-230-006 and 600-230-007 and consisting of approximately 4.47 acres of land, an approximately 11,004 square foot hotel and related improvements, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed One Million Nine Hundred Thousand Dollars (\$1,900,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED AND DETERMINED that the Facilities Management Department is authorized to expend a not-to-exceed amount of Sixty Two Thousand Five Hundred and Fifty Dollars (\$62,550) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, Facilities Management Department staff time, and miscellaneous other studies as may be deemed necessary.

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.

(Insert Exhibit A)

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on May 19, 2020.

KECIA R. HARPER, Clerk of said Board
By: Hannah Lumanauw, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@ivco.org

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: May 21, 2020
By: Hannah Lumanauw, Board Assistant

Kecia R. Harper, Clerk of the Board
Pub: June 3, 10, 17, 2020