

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



ITEM: 3.11  
(ID # 20689)

**MEETING DATE:**

Tuesday, December 13, 2022

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM -  
BEHAVIORAL HEALTH :

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH (RUHS): Adoption of Resolution No. 2022-225, Notice of Intention to Purchase Real Property in the City of Coachella, County of Riverside, State of California, Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 by Grant Deed from USREC COACHELLA, LLC, a Delaware limited liability company, District 4. [\$0] (Clerk to Post Notice of Intention)

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

1. Adopt Resolution No. 2022-225, Notice of Intention to Purchase Real Property in the City of Coachella, County of Riverside, State of California, Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from USREC COACHELLA, LLC, a Delaware limited liability company, at a price not-to-exceed Thirty-One Million Dollars (\$31,000,000); and
3. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

**ACTION:Policy**

  
Rose Salgado, Director of Facilities Management 12/2/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, and Hewitt  
Nays: None  
Absent: Perez  
Date: December 13, 2022  
xc: FM, RUHS, COBzm

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2022/23</b>	

**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 that the Riverside County Board of Supervisors will meet to consummate the purchase. Through this Board action, the County intends to purchase the fee simple interests in certain real property located in the City of Coachella, County of Riverside, State of California. The property consists of five partially improved parcels totaling approximately 35 gross acres and is further identified as Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 and more particularly depicted in the attached Aerial Map (Property).

The Property includes land and partially constructed facilities which were once intended to be a resort hotel with 51 casitas containing a total of 250 partially constructed rooms and service facilities (i.e., main lobby, restaurant, gym and maintenance, storage buildings), an approximate 10,000 square foot outdoor pool area with common area restrooms and showers, and other partially constructed features, including access roads, walls, parking areas and utility improvements.

The acquisition price of \$31,000,000 represents a fair market investment value based on a recent fair market value appraisal dated November 30, 2022. The price also represents a good value for the County in the re-use of partially constructed facilities improvements and when compared with the higher cost for entirely new construction.

Resolution No. 2022-225 has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The acquisition of the Property in Coachella will benefit this area of the County by providing a Property for future RUHS healthcare related facilities that will promote health and wellness for the benefit of the residents and businesses in this region of the County. The re-use and re-purposing of a partially constructed project will also bring value to the County.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There are no costs associated with this Form 11.

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2022-225

CAO:kt/11222022/025MH/30.860

*Jacqueline Ruiz*  
Jacqueline Ruiz, Sr. Management Analyst 12/1/2022

*Meghan Hahn*  
Meghan Hahn, Principal Management Analyst 12/3/2022

*Aaron Gettis*  
Aaron Gettis, Deputy County Counsel 12/2/2022



1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-225

3 Notice of Intention to Purchase Real Property

4 in the City of Coachella, County of Riverside, State of California

5 Assessor's Parcel Numbers: 603-220-061, 603-220-067, 603-220-068,

6 603-220-065, and 603-220-069

7  
8 WHEREAS, USREC COACHELLA, LLC, a Delaware limited liability company,  
9 ("Seller"), is the owner of certain real property located on in the City of Coachella, County  
10 of Riverside, State of California, containing approximately 35 gross acres of land and  
11 road improvements or approximately 29.47 net acres excluding the road improvements,  
12 located at 84151 Avenue 48, Coachella, California 92201, identified within Assessor's  
13 Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-  
14 069 ("Property");

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

18 WHEREAS, the Property includes land and partially constructed facilities which  
19 were once intended to be a resort hotel with 51 casitas containing a total of 250 partially  
20 constructed rooms and service facilities (i.e., main lobby, restaurant, gym and  
21 maintenance, storage buildings), an approximate 10,000 square foot outdoor pool area  
22 with common area restrooms and showers, and other partially constructed features,  
23 including access roads, walls, parking areas and utility improvements.

24 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the  
25 Board of Supervisors of the County of Riverside in regular session assembled on  
26 December 13, 2022, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the  
27 Government Code, that this Board, at its public meeting on or after January 10, 2023 at  
28 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. STANFIELD DATE 12/16/2022

DEC 13 2022 3.11

1 the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
2 California, intends to authorize the purchase of the Property located in the City of  
3 Coachella, County of Riverside, State of California, identified with Assessor's Parcel  
4 Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 and  
5 consisting of approximately 35 gross acres of land, more particularly described in Exhibit  
6 "A" Legal Description, attached hereto, in the amount not to exceed Thirty-One Million  
7 Dollars (\$31,000,000), pursuant to terms and conditions in an Agreement of Purchase  
8 and Sale to be negotiated between the County and Seller.

9 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of  
10 the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of  
11 the Government Code.

12  
13 ROLL CALL:

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

17  
18 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.

19 KECIA R. HARPER, Clerk of said Board

20  
21 By:   
22 Deputy

23 12.13.2022 3.11  
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27 CAO:kv/11222022/025MH/30.860  
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1 **EXHIBIT A**

2 **LEGAL DESCRIPTION**

3  
4 The land referred to herein is situated in the State of California, County of Riverside and  
5 described as follows:

6 Parcels 1, 2, 4, 5 and 6 of Parcel Map No. 37310, in the City of Coachella, County of  
7 Riverside, State of California, according to map on file in Book 243, Pages 82 through  
8 84 of Parcel Maps, Records of Riverside County, California.

9 APN: 603-220-061, 603-220-065, 603-220-067, 603-220-068, & 603-220-069  
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# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011577193
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	12/20/2022, 12/26/2022 and 01/02/2023
<i>Total Amount:</i>	\$1515.33
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$1515.33
<i>Notice ID:</i>	LaCMS3NXrZheKB1L3dnX
<i>Invoice Text:</i>	Board of SupervisorsCounty of Riverside Resolution No. 2022-225 Notice of Intention to Purchase Real Property in the City of Coachella, County of Riverside, State of California Assessor's Parcel Numbers: 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 WHEREAS, USREC COACHELLA, LLC, a Delaware limited liability company, ("Seller"), is the owner of certain real property located on in the City of Coachella, County of Riverside, State of California, containing approximately 35 gross acres of land and road improvements or approximately 29.47 net acres excluding the road improvements, located at 84151 Avenue 48, Coachella, California 92201, identified within Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 ("Property"); WHEREAS, the County of Riverside ("County"), on behalf of Riverside University Health System ("RUHS"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction; WHEREAS, the Property includes land and partially constructed facilities which were once intended to be a resort hotel with 51 casitas containing a total of 250 partially constructed rooms and service facilities (i.e., main lobby, restaurant, gym and maintenance, storage buildings), an approximate 10,000 square foot outdoor pool area with common area restrooms and showers, and other partially constructed features, including access roads, walls, parking areas and utility improvements. NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 13, 2022, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code,

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON **THE 'PRISE**

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The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011577193

**FILE NO. 0011577193**

## PROOF OF PUBLICATION

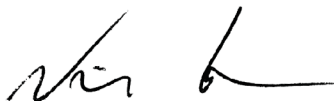
I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**12/20/2022, 12/26/2022, 01/02/2023**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: January 2, 2023.

At: Riverside, California



Signature



**Resolution No. 2022-225  
Notice of Intention to Purchase Real Property  
in the City of Coachella, County of Riverside, State of California  
Assessor's Parcel Numbers: 603-220-061, 603-220-067, 603-220-068,  
603-220-065, and 603-220-069**

WHEREAS, USREC COACHELLA, LLC, a Delaware limited liability company, ("Seller"), is the owner of certain real property located on in the City of Coachella, County of Riverside, State of California, containing approximately 35 gross acres of land and road improvements or approximately 29.47 net acres excluding the road improvements, located at 84151 Avenue 48, Coachella, California 92201, identified within Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 ("Property");

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

WHEREAS, the Property includes land and partially constructed facilities which were once intended to be a resort hotel with 51 casitas containing a total of 250 partially constructed rooms and service facilities (i.e., main lobby, restaurant, gym and maintenance, storage buildings), an approximate 10,000 square foot outdoor pool area with common area restrooms and showers, and other partially constructed features, including access roads, walls, parking areas and utility improvements.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 13, 2022, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after January 10, 2023 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 Coachella, County of Riverside, State of California, identified with Assessor's Parcel Numbers 603-220-061, 603-220-067, 603-220-068, 603-220-065, and 603-220-069 and consisting of approximately 35 gross acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Thirty-One Million Dollars (\$31,000,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

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

**ROLL CALL:**

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on December 13, 2022.

KECIA R. HARPER, Clerk of said Board  
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: December 15, 2022                      Kecia R. Harper, Clerk of the Board

**The Press-Enterprise**  
**Published: 12/20, 12/26, 1/2/23**



PROOF OF PUBLICATION

STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

Resolution No. 2022-225
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in the City of Coachella, County of Riverside, State of California
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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on December 13, 2022.

KECIA R. HARPER, Clerk of said Board
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: December 15, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

Published: 12/18/22, 12/25/22, 1/1/23

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 of the following issue dates, to wit:

12/18/2022, 12/25/2022, 01/01/2023

I acknowledge that I am a principal clerk of the printer of The Desert Sun, 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 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 January 2023 in Green Bay, WI, County of Brown.

[Signature]

DECLARANT

Ad#:0005527311

P O : 2022-225

This is not an invoice

# of Affidavits: 1