



City Council Staff Report

Date: January 18, 2017 CONSENT CALENDAR

Subject: CONSIDERATION OF ACQUISITION OF COUNTY SURPLUS PROPERTY LOCATED AT 63775 DILLON ROAD, APN 666-140-024

From: David H. Ready, City Manager

Initiated by: Community & Economic Development Department

SUMMARY

In accordance with Government Code Sections 54220 – 54232, Riverside County has made available to public agencies real property it has determined as surplus land located at 63775 Dillon Road that previously operated as Riverside County Fire Station No. 36. It currently remains available to public agencies prior to the Board of Supervisors adopting a Resolution declaring its intention to sell the property and holding a public auction to sell the property to the highest bidder.

RECOMMENDATION:

Provide direction to staff as appropriate.

STAFF ANALYSIS:

Riverside County has declared its existing property located at 63775 Dillon Road, identified as Assessor's Parcel Number (APN) 666-140-024, as surplus property. This property previously operated as Riverside County Fire Station No. 36 until 2015. On August 4, 2016, Riverside County provided notice to the City pursuant to California Government Code Sections 54220 – 54232 which require that a public agency, prior to disposing of surplus land at public auction to the highest bidder, send notice to other public agencies offering the surplus land for sale.

The property is located immediately west of N. Indian Canyon Drive on Dillon Road in unincorporated Riverside County, within the City of Palm Springs sphere of influence. The property is located adjacent to the Carefree Mobile Home Park, which is considered a Disadvantaged Unincorporated Community by the Riverside County Local Agency Formation Commission (LAFCO).

Aerial maps and photos of the property are included in the following figures.

ITEM NO. 1.G.

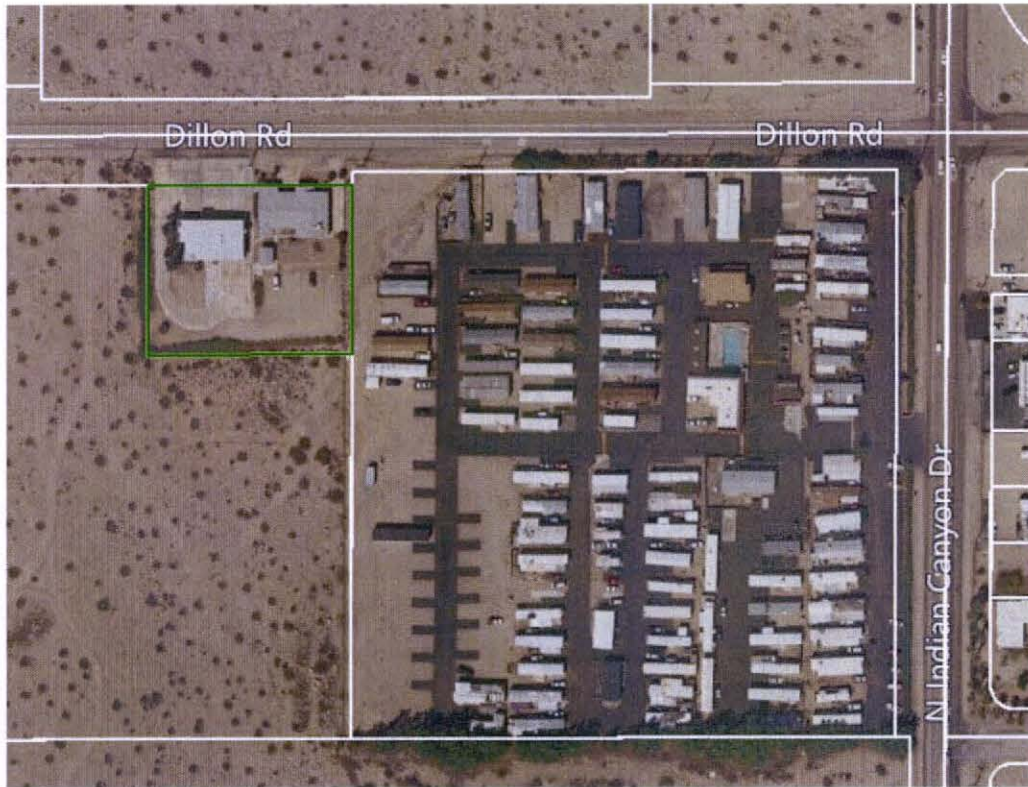


Figure 1 – Vicinity Map



Figure 2 – North View



Figure 3 – South View

The property is 0.96 acres, and includes three buildings:

- 1) 2,600 square feet community building including a 1,400 square feet meeting room and 1,200 square feet open garage/apparatus room;
- 2) 2,900 square feet vacant fire station building including 2,100 square feet of livable area and 800 square feet of open garage/shop room;
- 3) 192 square feet storage building

The property was constructed in 1959 and is reported in average condition by Riverside County. The community building has a kitchen, 1 full bathroom, and 1 half bathroom; the fire station building has a kitchen, 3 bedrooms, and 2 full bathrooms.

The property is currently designated as "Rural Desert (RD)" on the Riverside County General Plan, requiring a minimum 10 acre lot size, and as W-2 "Controlled Development" on the Riverside County Zoning Map, requiring a minimum 20,000 square foot lot size. On the City of Palm Springs General Plan, the property has a pre-annexation designation of Desert, with a wind energy overlay.

Acquisition of the property for a change of use from its prior operation as a Fire Station would require evaluation of consistency with Riverside County and Palm Springs General Plans, Zoning Codes, as well as environmental review.

Staff recommends that to the extent the City Council desires to initiate negotiations with Riverside County on acquisition of the surplus property, that the City Council pull this item from the Consent Calendar and provide appropriate direction to staff.

ENVIRONMENTAL IMPACT:

The requested City Council action is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The request as part of this item is to provide direction to staff on the opportunity to acquire real property, and is exempt from CEQA pursuant to Section 15378(b), in that a "Project" does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. If acquired, any change in use of the existing property would be evaluated pursuant to CEQA.


FISCAL IMPACT:

Riverside County has determined a fair market value of \$250,000 for the surplus property, and has extended an offer to the City to sell the surplus land at market value. The City Council has not previously considered acquisition of this surplus real property, and it would be necessary to identify funding in the adopted budget or appropriate additional funding through General Fund reserves. Additionally, there is no estimate at this time for any required capital renovations of the property, or on-going operational costs.

SUBMITTED



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