

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

948



FROM: Economic Development Agency

SUBMITTAL DATE:
December 18, 2006

SUBJECT: Resolution No. 2007-009, Authorization to Purchase Real Property for the Quail Valley Service Center Project, Assessor's Parcel No. 351-071-010, Third Supervisorial District.

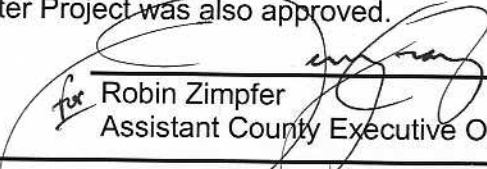
RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2007-009, Authorization to Purchase Real Property located within the unincorporated Quail Valley area of Riverside County;
2. Approve and authorize the Chairman of the Board of Supervisors to execute the Acquisition Agreement pertaining to APN 351-071-010 between Santa Ana Partners, a California General Partnership, and the Economic Development Agency;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
4. Authorize the Assistant County Executive Officer/EDA or designee to execute and to take all necessary steps to implement this Agreement, including signing subsequent necessary and relevant documents.

BACKGROUND: On October 17, 2006, the Board of Supervisors approved the funds for the acquisition of the Quail Valley Service Center Project, and on December 5, 2006, the Notice of Intent to Purchase the property for the Quail Valley Service Center Project was also approved.

RZ:JC:DL:TE:JP:KW:kh

S:\RealProperty\Real Property\DIST3\06-3-079.fm11.doc

for 
Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 725,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 725,000	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO

SOURCE OF FUNDS: Community Development Block Grant

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

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

County Executive Office Signature



Reviewed by **CIP TEAM** *KML 1-3-07*
 Departmental Concurrence
 COUNTY COUNSEL
 DEC 28 2006
 BY *[Signature]*
 Policy Consent
 Policy Consent
 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 10/17/06: #3.12
12/5/06: #3.9

District: 3

Agenda Number:

06-3-10
CLERK RECEIVED
COUNTY OF RIVERSIDE

BACKGROUND (continued):

Agency staff has successfully negotiated the acquisition of the property at the purchase price of \$710,000, from Santa Ana Partners, a California General Partnership. Agency is requesting an additional \$15,000 to cover escrow fees and any other miscellaneous costs which include, but are not limited to, the appraisal and environmental phase 1 reports for a total sum of \$725,000. The purchase price is consistent with current property values in the Quail Valley area of Riverside County, based on an independent fee appraisal report. The property, currently zoned as General Commercial, consists of three (3) classroom-type buildings with a combined area of approximately 5,500 square feet located on approximately 2.18 acres of land.

The site is currently being utilized by the Quail Valley Healthy Communities Project L.I.F.T. as an after-school learning center. L.I.F.T. will remain in the property after the close of escrow. Future, possible uses for the site include social services, healthcare, childcare and after-school programs.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation' ".

351-07

193-2

TRA 054-010
054-021



Por. E1/2 SEC. 36, T5S, R4W.
Por. W1/2 SEC. 31, T5S, R3W.

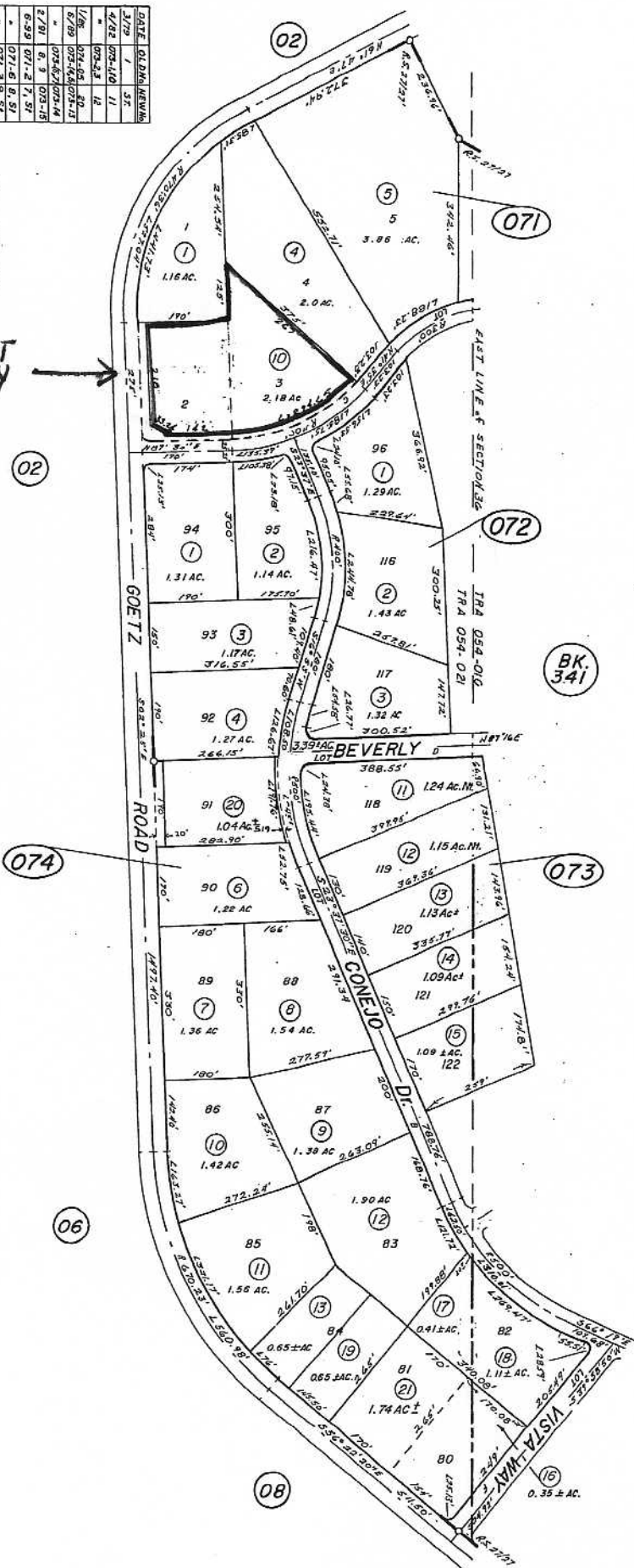
THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

DATE	OLD/NEW	NEWS
3/79	1	52
4/83	023-110	11
	023-23	12
1/06	023-08	20
6/89	023-14/023-13	
2/91	023-6/023-14	
	023-15	
	021-2	7, 51
	021-4	8, 51
	021-5	9, 51
	7-9	021-10
11/99	14, 15	024-21

NOV1972

R.S. 27/26-27

SUBJECT PROPERTY



ASSESSOR'S MAP BK. 351 PG. 07 JAN 07 2000
RIVERSIDE COUNTY, CALIF.

2 COUNTY RESOLUTION NO. 2007-009
3 AUTHORIZATION TO PURCHASE REAL PROPERTY FOR
4 THE QUAIL VALLEY SERVICE CENTER PROJECT
(Third Supervisorial District)

5 WHEREAS, the Economic Development Agency of the County of Riverside, herein after
6 referred to as the "County," has identified a Preferred Site for the Quail Valley Service Center
7 herein after referred to as the "Project;" and

8 WHEREAS, County has negotiated a purchase price of \$710,000 for Assessor's Parcel
9 Number 351-071-010, herein after referred to as the "Property," consisting of approximately
10 2.18 acres and three (3) wood frame structures, more particularly described on Exhibit "A,"
11 attached hereto and made a part here of; and

12 WHEREAS, prior to the County constructing additional improvements and or structures,
13 the County understands and agrees to fully comply with the California Environmental Quality
14 Act.

15 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the
16 County of Riverside, State of California, in regular session assembled on January 9, 2007, as
17 follows:

18 1. That the Board of Supervisors hereby finds and declares that the above recitals
19 are true and correct.

20 2. That the County of Riverside is authorized to purchase the Property in the
21 unincorporated community of Quail Valley, County of Riverside, State of California.

22 3. That the Chairman of the Board of Supervisors is hereby authorized to execute
23 any and all documents necessary to purchase the Property from Santa Ana Partners, a
24 California General Partnership.

25 4. That the Assistant County Executive Officer/EDA or designee is hereby
26 authorized to take the necessary actions and execute any related documents to complete this
27 purchase.

28 ///

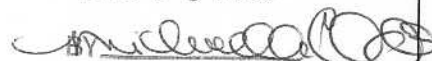


EXHIBIT "A"

PARCELS 2 AND 3 OF A RECORD OF SURVEY ON FILE IN BOOK 27, PAGES 26 AND 27, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF GOETZ ROAD (30-FOOT HALF WIDTH);

THENCE SOUTH $02^{\circ} 25' 00''$ EAST, 234.00 FEET ALONG SAID RIGHT OF WAY PARALLEL WITH AND 30 FEET EASTERLY OF THE CENTERLINE OF GOETZ ROAD, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHEASTERLY 25.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ} 00' 00''$ TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JUANITA DRIVE (25-FOOT HALF-WIDTH);

THENCE NORTH $87^{\circ} 35' 00''$ EAST, 174.00 FEET ALONG SAID RIGHT OF WAY PARALLEL WITH AND 25 FEET NORTHERLY OF THE CENTERLINE OF JUANITA DRIVE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 375.00 FEET.

THENCE NORTHEASTERLY 301.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $46^{\circ} 00' 00''$ TO THE MOST EASTERLY CORNER OF SAID PARCEL 3;

THENCE NORTH $48^{\circ} 25' 00''$ WEST, 375.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 3 TO THE NORTHERN MOST CORNER OF SAID PARCEL;

THENCE SOUTH $02^{\circ} 25' 00''$ EAST, 125 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2.

THENCE SOUTH $87^{\circ} 35' 00''$ WEST, 190.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 FEET TO THE POINT OF BEGINNING.

SHOWN AS PARCEL 1 OF CERTIFICATE OF PARCEL MERGER NO. 1042, RECORDED DECEMBER 11, 1998 AS INSTRUMENT NO. 538906 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.