

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

165



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
January 4, 2007

**SUBJECT:** County Resolution No. 2007-019, Authorization to Purchase Real Property for the Kay Ceniceros Senior Center Expansion Project - APN 338-121-045 - Third District.

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

1. Adopt Resolution No. 2007-019, Authorization to Purchase Real Property located within the unincorporated area of Sun City;
2. Approve and authorize the Chairman to execute the Acquisition Agreement pertaining to APN 338-121-045 between Armstrong Rentals LLC and the County of Riverside;
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 take all necessary steps to implement this agreement, including signing subsequent necessary and relevant documents.

**BACKGROUND:** On December 19, 2006, the Board approved the Notice of Intent to Purchase Real Property for the purpose of expanding the existing Kay Ceniceros Senior Center in Sun City to adequately serve the growing population. Assessor's Parcel Number 338-121-045 is located adjacent to the existing (Continued on Page 2)

Departmental Conference  
 Review  
 [Signature]

FORM APPROVED  
 COUNTY COUNSEL

JAN 10 2007  
 [Signature]

[Signature: Robin Zimpfer]

Robin Zimpfer  
Assistant County Executive Officer/EDA

RZ:JC:DL:TE:JMP:AMG:SS  
S:\RealProperty\Real Property\DIST3\06-3-085.f11.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 347,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	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 Funds

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

[Signature: Janet Buford]

Consent  
 Policy  
 Consent  
 Policy

Dept's Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: 12/19/06, 3.18

District: 3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 15  
Form 11 (Rev 06/2003)

**Background:** (Continued)

center and has been identified as the preferred site for the proposed expansion. Agency staff has successfully negotiated the acquisition of the property with the legal owner of record, Armstrong Rentals LLC, at a purchase price of \$347,000. The price is consistent with current property values in the Sun City area based on an independent residential summary appraisal report.

Staff recommends approval of the acquisition for \$347,000, plus escrow fees, which will be paid from the Community Development Block Grant Funds.

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.'"



2 **COUNTY RESOLUTION NO. 2007-019**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY FOR THE**  
4 **KAY CENICEROS SENIOR CENTER EXPANSION PROJECT**  
5 **(Third Supervisorial District)**

6 **WHEREAS**, the Economic Development Agency of the County of Riverside,  
7 hereinafter referred to as "County," has identified an appropriate parcel to acquire for  
8 the Kay Ceniceros Senior Center Expansion Project, hereinafter referred to as the  
9 "Project;"

10 **WHEREAS**, the County has negotiated a purchase price of \$347,000 for  
11 Assessor's Parcel Number 338-121-045, hereinafter referred to as the "Preferred Site,"  
12 more particularly described in Exhibit "A", attached hereto; and

13 **WHEREAS**, the Preferred Site will enable the County to expand the existing Kay  
14 Ceniceros Senior Center to better serve the residents of Sun City; and

15 **WHEREAS**, prior to the County constructing additional improvements and or  
16 structures, the County understands and agrees to fully comply with the California  
17 Environmental Quality Act.

18 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of  
19 Supervisors of the County of Riverside, State of California, in regular session  
20 assembled on January 23, 2007, as follows:

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

23 2. The nature of the property to be purchased is an improved parcel  
24 approximately .17 acres or 7,350 square feet, with 1,775 square feet of a single family  
25 dwelling; located within the unincorporated community of Sun City, County of Riverside,  
26 State of California.

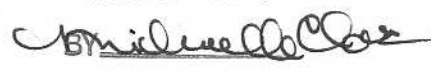
27 3. That the Chairman of the Board of Supervisors is hereby authorized to  
28 execute any and all documents necessary to purchase the real property from Armstrong  
Rentals LLC.

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

FORM APPROVED  
COUNTY COUNSEL

JAN 10 2007



**EXHIBIT "A"**

Lot 1 of Tract No. 13706-1, as shown by Map on file in Book 109, Pages 86 through 94, inclusive, of maps, records of Riverside County, California.