

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



FROM: Supervisor Jeff Stone

SUBMITTAL DATE:
October 21, 2010

SUBJECT: Resolution No. 2010-309, Notice of Intention to Purchase Real Property in the Unincorporated Area of Idyllwild, County of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2010-309, Notice of Intention to Purchase Real Property located in the Unincorporated Area of Idyllwild, California, further described as County of Riverside Assessor's Parcel Number 565-062-019;
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property, Assessor's Parcel Number 565-062-019, at a price not-to-exceed \$450,000.00;
3. Authorize the Economic Development Agency to incur typical due diligence and transaction costs not-to-exceed \$34,950; and
4. Direct the Clerk of the Board to give notice pursuant to Government Code Section 66063.

"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'".

BACKGROUND: (Commences on Page 2)

Jeff Stone, 3rd District Supervisor

Prev. Agn. Ref.: 16.4 of 05/04/10; 3.41 of 8/31/10

District: 3

Agenda Number:

3.63

Departmental Concurrence

BACKGROUND:

The County of Riverside, Economic Development Agency is looking to purchase real property located at 54401 Village Center Drive, Idyllwild, to better serve the community and their growing needs for library services. The new facility would double the size of the existing library, taking the square footage up to 5,000 square feet. With the additional space, Library services would be able to better accommodate the increasing demands of the community by facilitating a Community Center, Computer Room, and increase the space for learning tools to better serve the community. The new Facility would be centrally located in the heart of downtown Idyllwild, in the Strawberry Creek Plaza, surrounded by the town's supermarket, post office, bank, and numerous restaurants and coffee shops. By being strategically located in the center of town, the library would be able to attract more community members and the daily tourist traffic that visits the mountain community. With the limited amount of space and remote location of the current library, the community is limited to the services that the County Library is able to offer to their unique community.

The Strawberry Creek Plaza is shared with a variety of different tenants that bring diversity to the shopping center as well as a shared parking agreement that allows for all customers to park in the shared lot. Although there is no assigned parking, the library will be responsible for 22% of the maintenance cost to service the parking lot as a whole.

FINANCIAL DATA:

The following summarizes the funding necessary to acquire Assessor's Parcel Number 565-062-019:

Purchase Price	\$ 450,000
Estimated Title and Escrow Charges	\$ 3,500
Preliminary Title Report:	\$ 450
Environmental	\$ 5,500
Appraisal	\$ 5,500
Acquisition Administration	\$ 20,000
Total Estimated Acquisition Costs:	\$ 484,950

Any necessary budget adjustments will be brought forward under separate cover seeking authorization to purchase the real property.

All costs associated with this property acquisition are fully funded through the Community Development Block Grant for FY 2010/11. Thus, no additional net county costs will be incurred as a result of this transaction.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

Board of Supervisors

County of Riverside

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Resolution No. 2010-309
Notice of intention to Purchase Real Property
in the Unincorporated Area of Idyllwild, County of Riverside, California
Assessor's Parcel Number: 565-062-019

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on November 2, 2010 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its public meeting on or after December 7, at 9:00 a.m. 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 a transaction in which the County of Riverside will purchase real property in the Unincorporated Area of Idyllwild, County of Riverside, State of California, identified as Assessor's Parcel Number 565-062-019, more particularly described in Exhibit "A," attached hereto and made a part hereof, from Joseph Cornet, consisting of .51 acres, for a price not to exceed Four Hundred and Fifty Thousand Dollars (\$450,000).

BE IT FURTHER RESOLVED AND DETERMINED that Economic Development Agency is to expend an amount not-to-exceed Thirty-four Thousand Nine Hundred and Fifty Dollars (\$34,950) to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, a hazardous materials survey, Economic Development Agency 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.

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 10-26-10
ANITA C. WILLIS DATE

Exhibit "A"



Selected parcel(s):
565-062-019

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.

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NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED
AREA OF IDYLLWILD IN THE COUNTY OF RIVERSIDE

Notice is hereby given pursuant to Section 25350 of the California Government Code that the Board of Supervisors of the County of Riverside intends to purchase real property interests in that certain land indentified as Assessor's Parcel Number 565-062-019, and it will consider County Resolution 2010-309 and an Agreement of Purchase and Sale on December 7th, 2010, or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon St., 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTIONS AND LOCATION

It is proposed that the Board of Supervisors approve Resolution 2010-309 and the Purchase and Sale Agreement by and between Joseph Cornet, and the County of Riverside. The proposed agreement specifies that real property consisting of approximately a commercial building situated on .51 acres of land identified as Assessor's Parcel Number 565-062-019, located at 54401 Village Center Drive in the community of Idyllwild, in the County of Riverside, will be purchased for \$450,000.

At any time, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the address above. At the hour set forth above, the Board of Supervisors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreement at the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling James Force at (951) 955-4822.

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CLERK / BOARD OF SUPERVISORS
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