

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

690



FORM APPROVED COUNTY COUNSEL
BY: [Signature] 4/16/14 /DATE
PATRICIA MUNROE

FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:

May 21, 2014

SUBJECT: Resolution No. 2014-074, Notice of Intention to Purchase Real Property Located in Hemet, District 3/District 3, [\$38,750], Community Development Block Grant Funds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-074, Notice of Intention to Purchase Real Property identified as Riverside County Assessor's Parcel Number 439-060-013;
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate the purchase of .91 acres of vacant land for an estimated \$220,000 and to incur typical transaction costs including staff time, appraisal cost, title insurance, environmental review and other due diligence costs of \$38,750; and

(Continued)

[Signature]
Robert Field

Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 38,750	\$ 0	\$ 38,750	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: 100% Community Development Block Grant (CDBG)				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE

BY: [Signature]
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: [Signature] 5/21/14
Esteban Hernandez

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

3-11

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-074, Notice of Intention to Purchase Real Property Located in Hemet, District 3/District 3, [\$38,750], Community Development Block Grant Funds 100%

DATE: May 21, 2014

Page 2 of 2

RECOMMENDED MOTION: (Continued)

- 3. Direct the Clerk of the Board to advertise in accordance with Section 6063 of the Government Code.

BACKGROUND:

Summary

On August 31, 2010, the Redevelopment Agency purchased 8.6 acres of improvement property as part of the North Hemet Revitalization Project. On February 1, 2012, all California redevelopment agencies were eliminated and the Housing Authority of the County of Riverside assumed all the former redevelopment housing functions previously performed by the Redevelopment Agency, including all rights, powers, assets, liabilities and duties associated with housing activities.

The Hemet Service Center located adjacent to the subject properties provides social services including job development opportunities, transportation service to the elderly, home and other services by non-profit organizations to improve community development and growth. Due to the vital need of community assistance in the Hemet area, the Center has expanded and is in need of additional parking. The County has appraised one of the parcels owned by the Housing Authority located contiguously on the south side of the Service Center consisting of .91 acres.

Property: .91 acres of vacant land allowing for future parking expansion for the Hemet Service Center.

Parking: Approximately 79 parking spaces.

Due Diligence: Appraisal, Physical Inspection, and Environmental Inspection completed.

Impact on Residents and Businesses

The impact to the Hemet Service Center will be generally positive as the acquisition for the vacant parcel contiguous to the center will allow for construction of a parking lot which will allow for additional parking space needed by the center to provide the various services to the community. In addition, the construction phase will provide important construction jobs throughout the construction phase.

SUPPLEMENTAL: Additional Fiscal Information

Appraisal	\$ 3,500
Estimated Escrow and Title Charges	10,250
Staff Labor	25,000
Total	\$38,750

All costs associated with the acquisition of this property are fully funded by CDBG Funds in the budget for FY 2013/14 and these costs will be included in a separate Form 11, along with the Authorization to Purchase Real Property motion. No net county costs will be incurred as a result of this transaction.

Contract History and Price Reasonableness

Not applicable at this time as this is a notice for a potential acquisition.

Attachment: Resolution No. 2014-074

2
3 RESOLUTION NO. 2014-074

4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY
5 LOCATED AT 723 N. STATE STREET,
6 CITY OF HEMET, CALIFORNIA
7 (Assessor's Parcel Number 439-060-013)
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9 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
10 Supervisors of the County of Riverside in regular session assembled on ~~May 6, 2014,~~ ^{June 3, 2014}
11 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code
12 that this Board at its public meeting on or after ~~June 3, 2014,~~ ^{July 1, 2014} at 9:00 a.m. in the
13 meeting room of the Board of Supervisors located on the 1st floor of the County
14 Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize a
15 transaction in which the County of Riverside will purchase certain real property located
16 at 723 N. State Street in the City of Hemet, County of Riverside, California, situated on
17 Assessor's Parcel Number 439-060-013, more particularly described as Exhibit "A"
18 attached hereto and thereby made a part hereof consisting of approximately 0.91 acre
19 site at a purchase price not-to-exceed dollars \$220,000.

20 BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate
21 Division of EDA is expected to expend approximately \$38,750 for typical transaction
22 costs including staff time, appraisal costs, title insurance, and other due diligence
23 studies of the property.

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FORM APPROVED COUNTY COUNSEL
BY:  PATRICIA MUNROE
DATE: 4/8/14

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

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EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

The South 150.00 feet of the following described Parcel:

Beginning at the intersection of the center lines of State Street and Menlo Avenue, said point being the southeast corner of Farm Lot 125 of The Estudillo Land and Water Company's Addition to San Jacinto, as shown by Map on file in Book 9, Page 410 of Maps, records of San Diego County, California;

Thence North along the center line of State Street, 156.00 feet to the Point of Beginning;

Thence North along the center line of State Street, a distance of 150.00 feet;

Thence West and parallel with the center line of Menlo Avenue, a distance of 320.00 feet;

Thence North and parallel with the center line of State Street, a distance of 119.00 feet;

Thence West and parallel with the center line of Menlo Avenue, a distance of 10.00 feet;

Thence South and parallel with the center line of State Street, a distance of 269.00 feet;

Thence East and parallel with the center line of Menlo Avenue, a distance of 330.00 feet, to the Point of Beginning.

Except that portion thereof included in State Street, as conveyed to the County of Riverside by documents recorded June 23, 1965 as Instrument No. 72678 and June 2, 1971 as Instrument No. 58757, Both of Official Records of Riverside County, California.

Assessor's Parcel No: 439-060-013