

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 12/30/14

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

916



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
 January 22, 2015

SUBJECT: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-022, Notice of Intention to Purchase Real Property known as 16275 Grand Avenue, Lakeland Village, Riverside County Assessor's Parcel Number 381-300-004, 381-300-017, 381-300-019, 386-140-007 and 386-140-008;
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate the purchase of the property for an estimated \$2,100,000 and to incur typical transaction costs including staff time, appraisal costs, title insurance, building condition audit, and other due diligence studies of the property at a cost not-to-exceed \$30,900; and

(Continued)

Robert Field

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	\$ 2,130,900	\$ 0	\$ 2,130,900	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS 1 st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FISCAL PROCEDURES APPROVED
 PAUL AVIGLIO, CPA, AUDITOR-CONTROLLER
 BY: Esteban Hernandez 1/20/15

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

Prev. Agn. Ref.: _____ District: 1 _____ Agenda Number: _____

3-4

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

DATE: January 22, 2015

PAGE: 2 of 3

RECCOMENDED MOTION: (Continued)

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

BACKGROUND:

Summary

The unincorporated community of Lakeland Village has long envisioned the development of a conveniently located, multi-purpose community center and park to provide essential programs and services to the residents in this underserved area. Such a facility has yet to become a reality due to many factors including the lack of a suitable site as well as costs to acquire, build, and operate such a facility.

In 2010, the Lake Elsinore Unified School District closed the Butterfield Elementary School, combining it with the Lakeland Village Middle School to form the Lakeland Village School, a K-8 facility. The School District later considered renovating the 18.5 acre facility school site but abandon the proposals when it was determined that it would be cost prohibitive to bring the school site up to current state standards. Consequently, in early 2014, the school district elected to sell the property through the surplus process.

It was proposed that the former school site would make a suitable and practical location and facility for a multi-purpose community and recreational facility for the Lakeland Village community. The property was appraised in May 2014, with the market value of \$2,630,000. Representatives from the County and the School District negotiated a lower purchase price of \$2,100,000.

Once acquired by the County, the property will be allocated to the Riverside County Parks Department who will work to move forward a community center and park project at this site and in conjunction with the 1st District Supervisor's office.

This project will be maintained, constructed and operated by County Parks using former Ortega Trails Recreation and Park District Funds, along with other funds available to County Parks. Parks will work to establish and define an overall project, construction and operating budget.

Impact on Citizens and Businesses

The new Lakeland Village Community Center will provide a suitable, centralized, and accessible location where essential programs and services can be offered, including but not limited to, child care, education, health and nutrition, senior, recreation, and others to residents in the Lakeland Village community.

SUPPLEMENTAL: Additional Fiscal Information

Purchase Price	\$2,100,000
Estimated Escrow and Title Charges	\$10,000
Preliminary Title Report	\$400
Environmental	\$6,000
Appraisal	\$5,000
Advertising Costs	\$1,500
Acquisition Administration	\$8,000
Total Estimated Acquisition Costs:	\$2,130,900

(Continued)

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2015-022, Notice of Intention to Purchase Real Property, 16275 Grand Avenue, Lakeland Village, County of Riverside, California, District 1 [\$2,130,900] 1st District Community Development Block Grant (CDBG) 88.3%; Quimby Fees 11.7%

DATE: January 22, 2015

PAGE: 3 of 3

Attachments:

Aerial Image

Resolution No. 2015-022

2 **Resolution No. 2015-022**

3 **Notice of Intention to Purchase Real Property**

4 **16275 Grand Avenue, Lakeland Village, County of Riverside, California**

5 Assessor Parcel Numbers: 381-300-004, 381-300-017, 381-300-019, 386-140-007 and 386-
6 140-008 et. al.

7 WHEREAS, the Lakeland Village area is in need of park and community center
8 facilities, and;

9 WHEREAS, a potential suitable property has been identified;

10 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
11 Supervisors of the County of Riverside in regular session assembled on Feb. 3, 2015, and
12 NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code that this
13 Board at its public meeting on or after March 10, 2015, at 9:00 a.m. in the meeting room of
14 the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080
15 Lemon Street, Riverside, California, intends to authorize a transaction in which the County of
16 Riverside will purchase certain real property located at 16275 Grand Avenue in the area of
17 Lakeland Village, County of Riverside, California, Assessor's Parcel Numbers 381-300-004,
18 381-300-017, 381-300-019, 386-140-007, 386-140-008 more particularly described in Exhibit
19 "A" attached hereto and thereby made a part hereof, consisting of approximately 18.53+/-
20 acres, at a purchase price not-to-exceed Two Million One Hundred Thousand Dollars
21 (\$2,100,000).

22 BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate Division
23 of EDA is expected to expend approximately Twenty Thousand Nine-Hundred Dollars
24 (\$20,900) to complete due diligence on the property, consisting of a preliminary title report,
25 appraisal costs, an environmental survey and miscellaneous other studies as deemed
26 necessary, plus miscellaneous escrow closing costs in the approximate amount of ten
27 thousand dollars (\$10,000).
28

FORM APPROVED COUNTY COUNSEL

BY:  12/29/14
PATRICIA MUNROE

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

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381300004 (8.7 acres)
EL SINORE UNION SCHOOL DISTRICT

381300016 (2.34 acres)
ANZA BUTTERFIELD ROAD 34

381300018 (1.8 acres)
ANZA BUTTERFIELD ROAD 34

386140008 (6.74 acres)
EL SINORE UNION SCHOOL DISTRICT

381290033 (1.82 acres) GAMBLE
381290012 (0.45 acres) GOODLAND INV VI
381290016 (0.44 acres) LINDSEY
381290015 (0.44 acres) HONG
381290023 (0.44 acres) HONG
381290021 (0.45 acres) MIRCHER FAMILY PARTNERS

381280020 (0.45 acres) GAMBLE
381280018 (0.45 acres) GOL SHAHI
381280035 (0.45 acres) GABE
381280010 (0.45 acres) GAMBLE

386140009 (1.24 acres) PONCE

381300009 (1.53 acres) RODRIGUEZ

386174001 (6.41 acres) ROSBING
386174002 (6.41 acres) STEWELL
386174003 (6.41 acres) FIALA
386174004 (6.41 acres) GOLHECK
386174005 (6.41 acres) ALLI
386174006 (6.41 acres) CHAVEZ

386174007 (6.41 acres) OFFEL
386174008 (6.41 acres) CADIZ
386174009 (6.41 acres) GONZALEZ
386174010 (6.41 acres) WEST

386174011 (6.41 acres) YOUNG
386174012 (6.41 acres) BELL
386174013 (6.41 acres) MEIER

381290019 (0.44 acres) OBERHOLTS
381290020 (0.44 acres) WATKINS
381290021 (0.44 acres) DENNING
381290022 (0.44 acres) SMITH
381290023 (0.44 acres) AYRES
381290024 (0.44 acres) GEORGE
381290025 (0.44 acres) SMITH

381280008 (0.45 acres) PECORA

386140004 (5.92 acres) GAMBLE

381290003 (1.79 acres) GAMBLE

381290004 (6 acres)

EXHIBIT "A"

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

Parcel 1: (APN 386-140-008)

Lot 5 of N. G. Yocum's Subdivision, in the County of Riverside, State of California, as shown by Map on file in Book 12, Page(s) 556, of Maps, San Diego County Records.

Excepting therefrom that portion described as follows:

Beginning at the Southwest corner of said Lot 5; Thence Northeasterly on the Northwestern line of said Lot, 432 feet; Thence Southeasterly, parallel with the Northeasterly line of said Lot, 200 feet; Thence Southwesterly, parallel with the Northwestern line of said Lot, to the Southerly line thereof; Thence Westerly, on the Southerly line of said Lot, to the point of beginning.

Parcel 2: (APN 386-140-007)

That portion of Lot 4 of N.G. Yocum's Subdivision, in the County of Riverside, State of California, as shown by Map on file in Book 12, Page 556, of Maps, San Diego County Records, described as follows:

Beginning at the most Westerly corner of said Lot; Thence Northeasterly on the Northwestern line of said Lot, to the most Northerly corner thereof; Thence Southeasterly, on the Northeasterly line of said Lot, 141.13 feet; Thence Southwesterly, parallel with the Northwestern line of said Lot, to the Southerly line thereof; Thence Westerly on the Southerly line of said Lot, to the point of beginning.

Parcel 3: (APN 381-300-004)

The Northwestern 480 feet of Lot 20, in Block "C" of Subdivision in Elsinore, in the County of Riverside, State of California, as shown by Map on file in Book 8, Page 377, of Maps, Records of San Diego County, California.

Parcel 4: (APNs 381-300-017 and 381-300-019)

That certain portion of land lying within Parcel 4 of Parcel Map 9501, in the County of Riverside, State of California, as shown by Map recorded in Book 68, Page 79, of Parcel Maps, Records of Riverside County, and being more particularly described as follows:

The Southeasterly 161.00 feet of said Parcel 4.

The sidelines of said land shall extend or terminate to meet the Northeasterly and Southwesterly lines of said Parcel 4.