

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

941



FROM: Economic Development Agency

SUBMITTAL DATE:

November 24, 2015

SUBJECT: Resolution No. 2015-236, Notice of Intention to Purchase Real Property Located in the Unincorporated Area of Mecca, County of Riverside, California, District 4, [\$13,000]; Community Services District Funds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-236, Notice of Intention to Purchase Real Property identified as Riverside County Assessor's Parcel Number 727-331-068;
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate for purchase of 0.76 acres of vacant land for an estimated \$8,540, and to incur typical transactions costs including staff time, appraisal cost, title insurance, environmental review and other due diligence cost not to exceed \$4,460; and
3. Direct the Clerk of the Board to advertise in accordance with Section 6061 of the Government Code.

BACKGROUND:

Summary (Commences on Page 2)


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	\$ 13,000	\$ 0	\$ 13,000	\$ 0	
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Community Services District Funds 100%

Budget Adjustment: No

For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Imelda Delos Santos

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

3-20

Prev. Agn. Ref.:

District: 4

Agenda Number:

PROCEDURES APPROVED

PAUL ANGULO, CPA, AUDITOR-CONTROLLER

BY: 
Susana Garcia-Bocanegra

☐ A-30

☐ Positions Added

☐ 4/5 Vote

☐ Change Order

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

Economic Development Agency

FORM 11: Resolution No. 2015-236, Notice of Intention to Purchase Real Property Located in the Unincorporated Area of Mecca, County of Riverside, California, District 4, [\$13,000]; Community Services District Funds 100%

DATE: November 24, 2015

PAGE: 2 of 2

BACKGROUND:

Summary

Mr. Norman Taylor, a single man, owns 0.76 acres of land located at 91019 Gardenia Court with certain improvements situated thereon, including a storm water detention basin in the unincorporated community of Mecca identified as Assessor's Parcel Number 727-331-068.

For nearly 16 years, from 1994 to 2010 when the property was sold to Mr. Taylor, the Desert Recreation District (DRA) adequately maintained the property under contract to the County. Once DRA became aware of the private ownership of the land by Mr. Taylor maintenance ceased and the property was no longer functioning adequately which resulted in community complaints. The Real Estate Division of the Economic Development Agency (EDA) of Riverside County desires to acquire the property on behalf of the Community Services Division to improve the current condition of the basin and begin ongoing scheduled maintenance.

EDA based on an independent appraisal report, negotiated a purchase price of \$8,540 plus escrow fees. The Real Estate due diligence costs is not to exceed \$4,460. These costs, as well as the cost of acquisition will be fully funded through the Community Services District Funds.

Resolution No. 2015-236 has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

The residents will enjoy the safety benefits of having a properly maintained storm water detention basin.

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the acquisition for APN 727-331-068:

Acquisition:	\$ 8,540
Estimated Title and Escrow Charges:	\$ 2,500
Preliminary Title Report	\$ 400
County Staff Time	\$ 1,560
Total Estimated Acquisition Costs	\$ 13,000

All costs associated with the acquisition of this property are fully funded by the Community Services District Funds. No net county costs will be incurred as a result of this transaction.

Attachments:

Resolution No. 2015-236

Aerial Image

2
3 **RESOLUTION NO. 2015-236**

4 **NOTICE OF INTENTION TO PURCHASE REAL PROPERTY**

5 **LOCATED AT 91019 GARDENIA COURT,**

6 **MECCA, CALIFORNIA**

7 (Assessor's Parcel Number 727-331-068)
8

9 **WHEREAS**, Norman Taylor a single man is the owner of certain real property
10 located at 91019 Gardenia Court in Mecca, CA. identified by Assessor's Parcel
11 Number 727-331-068, consisting of approximately 0.76 acre with certain improvements
12 situated thereon, in the unincorporated area of the County of Riverside, State of
13 California ("Property").

14 **WHEREAS**, the Real Estate Division of the Economic Development Agency
15 desires to purchase Property for an estimated \$8,540, and to incur typical transactions
16 costs including staff time, appraisal cost, title insurance, environmental review and
17 other due diligence cost not to exceed \$4,460.

18 **WHEREAS**, the property contains a storm water detention basin that has not
19 been properly maintained and requires immediate environmental remediation.

20 **WHEREAS**, the Economic Development Agency Real Estate Division desires to
21 acquire the property on behalf of the Community Services Division to maintain the
22 property for proper functioning of the storm water detention basin.

23 **BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY**
24 **GIVEN** by the Board of Supervisors of the County of Riverside in regular session
25 assembled on December 8, 2015, intends to purchase on or after December 15, 2015,
26 from Mr. Norman Taylor, the following described real property: located at 91019
27 Gardenia Court, in Mecca, unincorporated area of the County of Riverside, State of
28 California, identified with Assessor's Parcel Number 727-331-068, more particularly

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: 11-4-15
SYNTHIA M. GUNZEL

described as Exhibit "A", Legal Description, attached hereto and made a part hereof,
by Grant Deed.

The Board of Supervisors will meet to conclude the proposed transaction on or
after December 15, 2015, at 9:00 a.m., or thereafter, at the meeting room of the Board
of Supervisors located on the 1st floor of the County Administrative Center, 4080
Lemon Street, Riverside, California.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
Supervisors is directed to give notice hereof as provided in Section 606¹ of the
Government Code.

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YK:ra/110915/004CS/17.799 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.799.doc

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

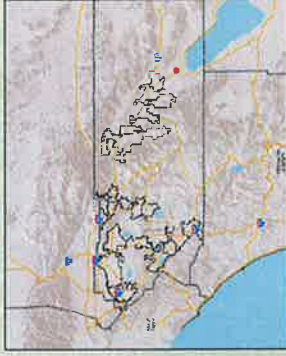
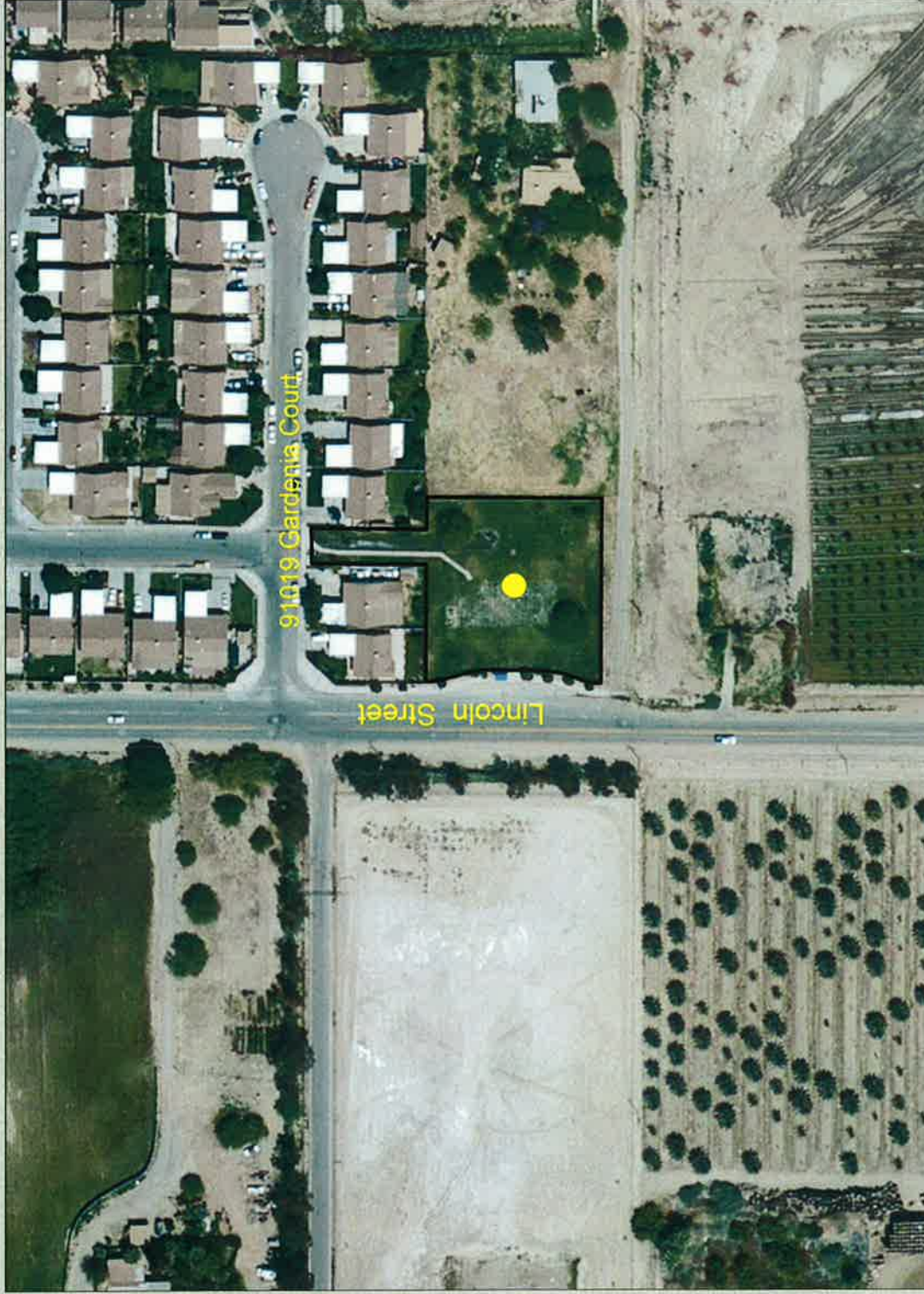
LOT 92 OF TRACT NO. 27787, AS SHOWN BY MAP ON FILE IN BOOK 246 PAGES 97 THROUGH 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, NAPHTHA, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF WHATSOEVER KIND AND NATURE IN, UPON OR BENEATH THE PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT OF ENTRY AND ALL OTHER RIGHTS, INCLUDING ALL RIGHTS OF WAY AND EASEMENTS WHICH MAY BE NECESSARY FOR THE DEVELOPMENT, PRODUCTION AND REMOVAL OF ALL SUCH SUBSTANCES AND MINERALS AND THE FULL ENJOYMENT OF THE FEDERAL LAND BANK OF BERKELEY, A CORPORATION, AS RESERVED IN DEED RECORDED DECEMBER 7, 1940 IN BOOK 487 PAGE 1 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER: 727-331-068-7

Resolution No. 2015-236, Notice of Intention to Purchase Real Property

Mecca - District 4



Legend



0 182 364 Feet



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.

REPORT PRINTED ON: 10/13/2015 9:47:07 AM

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Notes

APN: 727-331-068