

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



ITEM  
3.10  
(ID # 8656)

MEETING DATE:

Tuesday, February 5, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adopt Resolution No. 2019-014, Notice of Intention to Purchase Real Property in the City of Canyon Lake, County of Riverside, California, District 1, [\$0]; County Library Fund 100% (Clerk to Publish Notice of Intention) (Set for Public meeting on or after February 26, 2019 @ 9:00 a.m.)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2019-014, Notice of Intention to Purchase Real Property in the City of Canyon Lake, County of Riverside, California, identified with Assessor's Parcel Number 355-310-012;
2. Authorize the Economic Development Agency (EDA) to negotiate the purchase of the subject property from JK Investments, L.P., a California limited partnership, at a price not-to-exceed One Million Fifty Thousand Dollars (\$1,050,000);
3. Approve and authorize the EDA/Real Estate Division to incur typical transaction costs including staff time, appraisal cost, environment review, building inspection and other due diligence costs not to exceed \$26,358; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

ACTION: Policy

Robert Field, Assistant County Executive Officer/ECD

1/8/2019

Gregory Priamos, Director County Counsel

1/18/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after February 26, 2019 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Disqualify: Jeffries  
Date: February 5, 2019  
xc: EDA, Recorder

Kecia Harper  
Clerk of the Board

By:

Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$1,076,358	\$0	\$1,076,358	\$0
<b>NET COUNTY COST</b>	\$1,076,358	\$0	\$1,076,358	\$0
<b>SOURCE OF FUNDS:</b> County Library Fund 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2018/19	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Riverside County Library System currently leases the facility located at 31516 Railroad Canyon Road, Canyon Lake, for use as a public library. The facility is approximately 2,711 square feet and has been under lease since March of 2000. The library is located with the Canyon Lake City Hall facility with no expansion potential. Therefore, relocation to a larger facility is desirable.

EDA on behalf of Riverside County Library System proposes that the County purchase the facility located at 31594 Railroad Canyon Road, Canyon Lake, California, for use as a new library. The property consists of a 3,394 square foot professional office building, and includes professional office space with a state of the art conference room, full kitchen, and two ADA restrooms. The Property is located in the same Business Center as the Canyon Lake City Hall.

Riverside County Library System desires to use this centrally located property to operate a full service library to serve the residents of the City of Canyon Lake. The current facility is limited for reconfiguration options to expand current services. The new proposed facility will allow for enhanced children and adult programming, as well as designated areas for reading, public computer access, study/quiet room, and self-check out station. The Canyon Lake Library serves approximately 54,000 patrons annually. The additional square footage will maximize the space for the optimum patron experience.

Through this Board action, the County intends to authorize the Real Estate Division of the Economic Development Agency Real Estate Division ("EDA") to pursue the purchase of fee simple interests in this facility located in the City of Canyon Lake, County of Riverside, State of California as set forth above at 31594 Railroad Canyon Road, Canyon Lake. The property is further identified as Assessor's Parcel Number 355-310-012 and more particularly described in Exhibit A - Legal Description (Property). The property is being evaluated for certain minor improvements to accommodate the use of the library, and in the event these improvements are required, EDA will obtain the necessary approvals.

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

The acquisition price of \$1,050,000 (\$309 psf) represents a competitive price based on market comparable sales. When compared with the higher cost to develop a new facility, the price represents a good value for the County.

The new Library will replace the existing leased Library space located within in the Canyon Lake City Hall Building, which consists of approximately 2,711 square feet. The current lease rate for the library facility is \$1.39 per square foot which will certainly be increased 10% - 15% to a new market lease rate upon lease expiration on January 31, 2020. This will increase the annual expense budget for the Canyon Lake Library significantly. By purchasing the property, the County will achieve a lower operating cost compared to remaining in the current leased facility and paying rent, and acquire an asset which has potential to increase in value.

Pursuant to Government Code Section 25350, the County must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time the Riverside County Board of Supervisors (Board) will meet to consummate the purchase.

**Impact on Citizens and Businesses**

The acquisition of this site will better serve the needs of the Canyon Lake community, it will provide enhanced programs and services and will be a positive impact on both residents and local businesses.

Resolution No. 2019-014 has been reviewed and approved by County Counsel as to legal form.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the Real Property with Assessor's Parcel Number 355-310-012:

Acquisition:	\$1,050,000
Estimated Title and Escrow Charges:	\$5,393
Preliminary Title Report	\$450
County Appraisal	\$4,250
Environmental Studies	\$2,500
Building Inspection	\$765
County Staff Time includes EDA Real Estate, EDA Environmental and County Counsel	\$13,000
Total Estimated Acquisition Costs (Not to exceed)	\$1,076,358

All costs associated with the acquisition of this property are fully funded by the County Library Fund budget for FY 2018/19. A budget adjustment will be brought to the Board of Supervisors with the authorization to purchase action.


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

Attachments:

- Exhibit A
- Resolution No. 2019-014
- Aerial Image

RF:HM:VY:MH:ra CL002 20.269 13930  
MinuteTrak: 8656

  
Nehini Dasika, Principal Management Analyst 1/29/2019

  
Gregory L. Priantos, Director County Counsel 1/18/2019

Board of Supervisors

County of Riverside

Resolution No. 2019-014

Notice of Intention to Purchase Real Property

Located in the City of Canyon Lake, County of Riverside, State of California

Assessor's Parcel Number: 355-310-012

WHEREAS, JK Investments, L.P., a California limited partnership, ("Seller"), is the owner of certain real property located at 31594 Railroad Canyon Road, in the City of Canyon Lake, County of Riverside, State of California, consisting of an approximately 3,000 square foot professional office building, identified with Assessor's Parcel Number 355-310-012 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside County Library System, desires to purchase the Property from the Seller and Seller desires to sell the Property to County;

WHEREAS, Riverside County Library System desires to use this centrally located Property to operate a full service library; and

WHEREAS, the new library will be a modern and state-of-the-art library that will improve customer service and provide adequate staff space.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on February 5, 2019, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after February 26, 2019 at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Canyon Lake, County of Riverside, State of California, identified with Assessor's Parcel Number 355-310-012, consisting of an approximately 3,000 square foot professional office, more particularly described in Exhibit "A" Legal Description, in the

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. STANFIELD  
DATE: 1/17/2019

1 amount not to exceed One Million Fifty Thousand Dollars (\$1,050,000), pursuant to  
2 terms and conditions in an Agreement of Purchase and Sale to be negotiated between  
3 the County and Seller.

4 BE IT FURTHER RESOLVED AND DETERMINED that the Economic  
5 Development Agency is authorized to expend a not-to-exceed amount of Twenty-Six  
6 Thousand Three Hundred Fifty-Eight Dollars (\$26,358) to complete due diligence on  
7 the Property, consisting of a preliminary title report, appraisal costs, environmental  
8 studies, building inspections, Economic Development Agency staff time, and  
9 miscellaneous other studies as may be deemed necessary.

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

13  
14 ROLL CALL:

15 Ayes: Spiegel, Washington, Perez and Hewitt  
16 Nays: None  
17 Absent: None  
18 Disqualify: Jeffries

19 The foregoing is certified to be a true copy of a resolution duly  
20 adopted by said Board of Supervisors on the date therein set forth.

21 Kacia R. Harper, Clerk of said Board

22 By  Deputy

23  
24  
25  
26  
27  
28

MH:ra/121318/CL002/20.270

## **EXHIBIT "A"**

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

**PARCEL 1:**

Lot 18 of Tract No. 3887, in the City of Canyon Lake, County of Riverside, State of California, as shown by map on file in Book 62, Pages 7 to 11, inclusive of Maps, Records of Riverside County, California.

**PARCEL 2:**

A non-exclusive easement for ingress and egress for the use and purpose as set forth with particularity in that certain Declaration of Restrictions recorded July 11, 1969 as Instrument No. 70936 of Official Records of Riverside County, California, and amended July 28, 1969 as Instrument No. 76730 of Official Records of Riverside County, California.

APN: 355-310-012



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA HARPER**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

February 7, 2019

THE PRESS ENTERPRISE  
P.O. BOX 792  
RIVERSIDE, CA 92501

TEL: (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2019-014 INTENT TO PURCHASE REAL PROPERTY**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on:

**Tuesday – February 12, 2019**

**Monday – February 18, 2019**

**Sunday – February 24, 2019**

We require your affidavit of publication immediately upon completion of the last publication.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Stephanie Cribbs*

Board Assistant to:  
KECIA HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE**

**Resolution No. 2019-014**

**Notice of Intention to Purchase Real Property**

**Located in the City of Canyon Lake, County of Riverside, State of California**

**Assessor's Parcel Number: 355-310-012**

WHEREAS, JK Investments, L.P., a California limited partnership, ("Seller"), is the owner of certain real property located at 31594 Railroad Canyon Road, in the City of Canyon Lake, County of Riverside, State of California, consisting of an approximately 3,000 square foot professional office building, identified with Assessor's Parcel Number 355-310-012 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside County Library System, desires to purchase the Property from the Seller and Seller desires to sell the Property to County;

WHEREAS, Riverside County Library System desires to use this centrally located Property to operate a full service library; and

WHEREAS, the new library will be a modern and state-of-the-art library that will improve customer service and provide adequate staff space.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on February 5, 2019, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after February 26, 2019 at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Canyon Lake, County of Riverside, State of California, identified with Assessor's Parcel Number 355-310-012, consisting of an approximately 3,000 square foot professional office, more particularly described in Exhibit "A" Legal Description, in the amount not to exceed One Million Fifty Thousand Dollars (\$1,050,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development Agency is authorized to expend a not-to-exceed amount of Twenty-Six Thousand Three Hundred Fifty-Eight Dollars (\$26,358) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, 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.

**NOTICE IS HEREBY GIVEN** that this Board intends to summarily vacate and relinquish the right of way interests when the Board meets to conclude the proposed transaction on or after **February 26, 2019 at 9:00 a.m.** or soon thereafter in the meeting room of the Board of Supervisors.

**ROLL CALL:**

AYES: Spiegel, Washington, Perez, and Hewitt

NAYS: None

ABSENT: None

DISQUALIFY: Jeffries

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on February 5, 2019.

Kecia Harper, Clerk of said Board

By: Stephanie Cribbs, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: February 7, 2019

Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant



CALL (951) 368-9222  
EMAIL [legals@pe.com](mailto:legals@pe.com)

# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
2/12/19	0011234146		PE Riverside	4 x 86 Li	447.20
2/18/19	0011234146		PE Riverside	4 x 86 Li	412.80
2/24/19	0011234146		PE Riverside	4 x 86 Li	412.80

Invoice text: Resolution 2019-014

Placed by: Stephanie Cribbs

## Legal Advertising Memo Invoice

BALANCE DUE

1,272.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	02/24/2019	5209148	5209148	BOARD OF SUPERVISORS



SOUTHERN  
CALIFORNIA  
NEWS GROUP

THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
02/24/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,272.80	0011234146	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: Resolution 2019-014 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**02/12, 02/18, 02/24/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 24, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011234146-01

P.O. Number:

### Ad Copy:

#### NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2019-014  
Notice of Intention to Purchase Real Property  
Located in the City of Canyon Lake, County of Riverside, State of California  
Assessor's Parcel Number: 355-310-012

WHEREAS, JK Investments, L.P., a California limited partnership, ("Seller"), is the owner of certain real property located at 31594 Railroad Canyon Road, in the City of Canyon Lake, County of Riverside, State of California, consisting of an approximately 3,000 square foot professional office building, identified with Assessor's Parcel Number 355-310-012 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside County Library System, desires to purchase the Property from the Seller and Seller desires to sell the Property to County;

WHEREAS, Riverside County Library System desires to use this centrally located Property to operate a full service library; and

WHEREAS, the new library will be a modern and state-of-the-art library that will improve customer service and provide adequate staff space.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on February 5, 2019, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after February 26, 2019 at 9:00 a.m. or soon thereafter, 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 the purchase of the Property located in the City of Canyon Lake, County of Riverside, State of California, identified with Assessor's Parcel Number 355-310-012, consisting of an approximately 3,000 square foot professional office, more particularly described in Exhibit "A" Legal Description, in the amount not to exceed One Million Fifty Thousand Dollars (\$1,050,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED AND DETERMINED that the Economic Development Agency is authorized to expend a not-to-exceed amount of Twenty-Six Thousand Three Hundred Fifty-Eight Dollars (\$26,358) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, building inspections, 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.

NOTICE IS HEREBY GIVEN that this Board intends to summarily vacate and relinquish the right of way interests when the Board meets to conclude the proposed transaction on or after February 26, 2019 at 9:00 a.m. or soon thereafter in the meeting room of the Board of Supervisors.

#### ROLL CALL:

AYES: Spiegel, Washington, Perez, and Hewitt  
NAYS: None  
ABSENT: None  
DISQUALIFY: Jeffries

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on February 5, 2019.

Kecia Harper, Clerk of said Board  
By: Stephanie Cribbs, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public hearing or may appear and be heard in support of or opposition to the project at the time of the hearing. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to the hearing.

Dated: February 7, 2019  
Kecia Harper, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

2/12, 2/18, 2/24