

239



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 16, 2007

**SUBJECT:** Resolution No. 2007-409, Notice of Intention to Purchase Real Property, Winchester, California

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve Resolution No. 2007-409, Notice of Intention to Purchase Real Property – Purchase 2.1 +/- acres of vacant land in Winchester, California, Assessor's Parcel Number 467-150-042;
2. Authorize the Department of Facilities Management to negotiate the purchase of vacant land from the French Valley I, LLC, a Delaware limited liability company for a price not-to-exceed \$330,000; and

(Continued on Page 2)

Robert Field, Director  
Department of Facilities Management

RF:GL:cm  
11.123

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$387,800	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	07/08

<b>SOURCE OF FUNDS:</b> Development Impact Fees	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 8-30-07  
DATE  
SYNTHIA M. GUNZEL  
Departmental Concurrence

Consent  
 Policy  
  
 Consent  
 Policy  
  
 Dept't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 3

Agenda Number:

3.31

**RECOMMENDED MOTION:** (Continued)

3. Authorize the Department of Facilities Management to incur typical due diligence and transaction costs not-to-exceed \$57,800.

**BACKGROUND:** Facilities Management proposes the purchase from the French Valley I, LLC Company, 2.1 +/- acres of vacant land, located at 31890 Ruft Road, Winchester, California, County of Riverside, to establish the new Pourroy Fire Station. A fire station at this location is needed to meet the growing demands of residential development, population growth and to maintain rapid response times.

California Environmental Quality Act (CEQA) requires compliance with Title 14, California Code of Regulation, Chapter 3 guidelines for Implementation of the CEQA as amended July 11, 2006. Once the Initial Study is prepared, any potential environmental impacts will be mitigated to below the threshold of significance and a Mitigated Negative Declaration will be presented to the Board of Supervisors.

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

**FINANCIAL DATA:** The following summarizes the funding necessary to acquire Assessor's Parcel Number 411-150-018:

Land	\$330,000.00
Estimated Title and Escrow Charges:	\$ 3,000.00
Estimated DOFM Staff Expense	\$ 9,000.00
Estimated Due Diligence	\$42,000.00
Appraisal Fees	<u>\$ 3,800.00</u>
Total Estimated Acquisition Costs:	\$387,800.00

All associated costs will be fully covered by Development Impact Fees. Thus, no additional Net County Cost will be incurred as a result of this transaction.

2  
3 Resolution No. 2007- 409  
4 Notice of Intention to Purchase Real Property  
5 31890 Ruft Road, Winchester, California  
6 2.1 Acres of APN 467-150-042

7 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
8 County of Riverside in regular session assembled on September 18, 2007, and NOTICE IS  
9 HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board at its  
10 public meeting on October 16, 2007, at 9:00 a.m. in the meeting room of the Board of  
11 Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
12 Riverside, California, intends to authorize a transaction in which the County of Riverside will  
13 purchase (from the French Valley I), certain real property located at 31890 Ruft Road,  
14 Winchester, County of Riverside, State of California, identified by Riverside County Assessor's  
15 Parcel Number 467-150-042, more particularly described in Exhibit "A" attached hereto and  
16 thereby made a part hereof, consisting of one separate, legal lot of 2.1 acres at a purchase  
17 price not to exceed three hundred thirty thousand dollars (\$330,000), plus miscellaneous  
18 escrow closing costs in the approximate amount of three thousand dollars (\$3,000).

19 BE IT FURTHER RESOLVED AND DETERMINED that the Department of Facilities  
20 Management is to expend approximately fifty-four thousand eight hundred dollars (\$54,800)  
21 in Development Impact Fees to complete due diligence on the property, consisting of a  
22 preliminary title report, appraisal costs, a hazardous materials survey and miscellaneous  
23 other studies as deemed necessary.

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

BE IT FURTHER RESOLVED AND DETERMINED that the Director of the Department  
of Facilities Management, or his designee, is authorized to execute the necessary documents  
to complete this purchase of real property.

///  
///  
///

# EXHIBIT "A"

Description: Riverside, CA Assessor Map 467.15 Page: 1 of 1  
 Order: 66-00000894596 Comment:

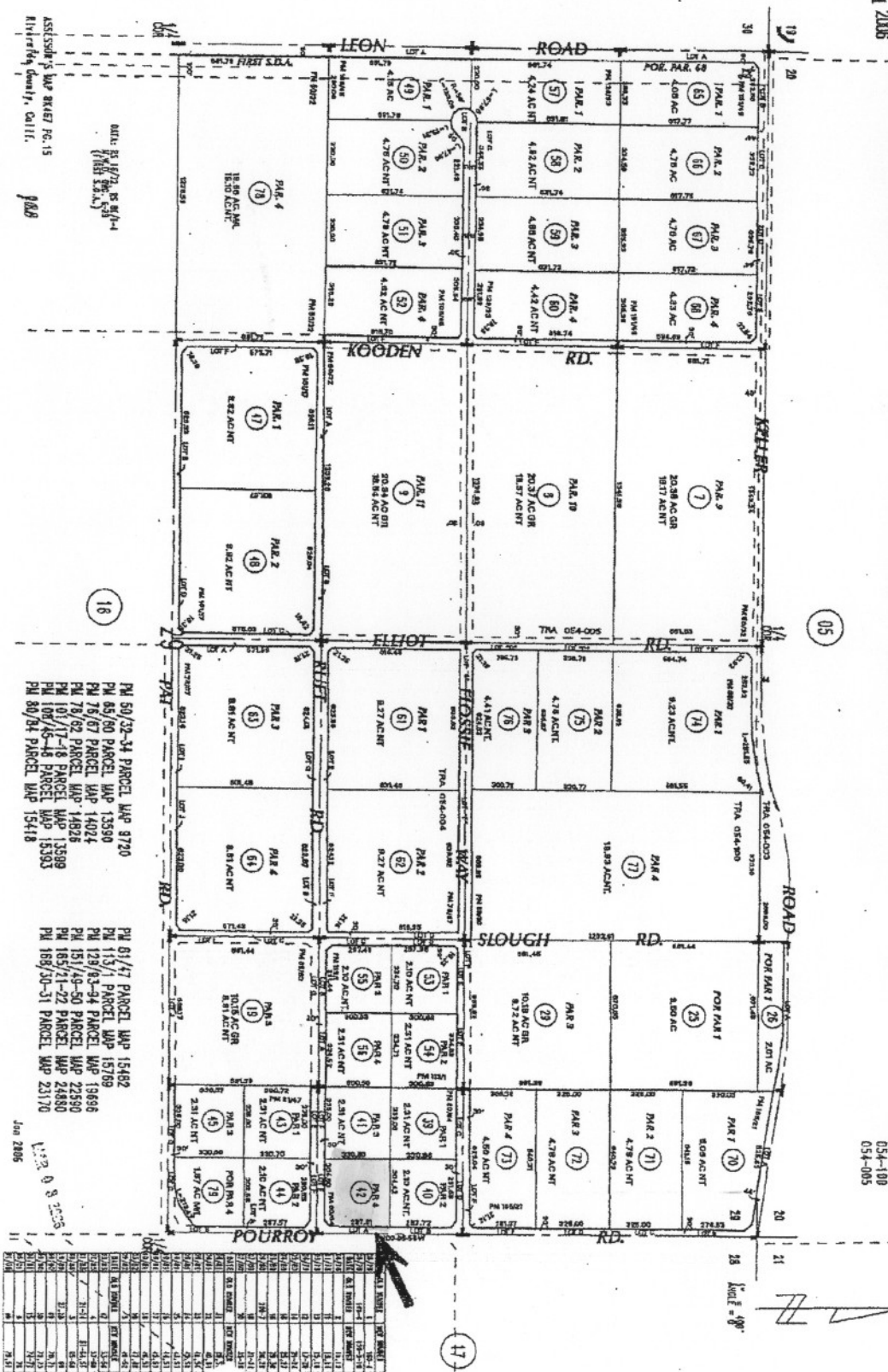
FEB 11 2006

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT BE IDENTIFIED WITH LOCAL LOT, TRACT OR BUILDING SITE NUMBERS.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT BE IDENTIFIED WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

I. R. A. 054-083  
 054-084  
 054-108  
 054-005

467-15



ASSASSOR'S MAP 81487 PG. 15  
 Riverside County, Calif. 1988

PM 50/32-34 PARCEL MAP 3720  
 PM 65/60 PARCEL MAP 13590  
 PM 75/67 PARCEL MAP 14024  
 PM 78/69 PARCEL MAP 14928  
 PM 81/71-78 PARCEL MAP 15389  
 PM 80/84-88 PARCEL MAP 15393  
 PM 80/84 PARCEL MAP 15418

PM 51/71 PARCEL MAP 15482  
 PM 113/1 PARCEL MAP 15759  
 PM 129/83-94 PARCEL MAP 13866  
 PM 151/49-50 PARCEL MAP 22850  
 PM 153/21-22 PARCEL MAP 24880  
 PM 158/30-31 PARCEL MAP 23170

Jan 28/05

TRACT	PARCEL	ACREAGE	ASS. MAP	PG.	DATE
1	1	4.09	81487	15	1988
1	2	4.27	81487	15	1988
1	3	4.27	81487	15	1988
1	4	4.27	81487	15	1988
1	5	4.27	81487	15	1988
1	6	4.27	81487	15	1988
1	7	4.27	81487	15	1988
1	8	4.27	81487	15	1988
1	9	4.27	81487	15	1988
1	10	4.27	81487	15	1988
1	11	4.27	81487	15	1988
1	12	4.27	81487	15	1988
1	13	4.27	81487	15	1988
1	14	4.27	81487	15	1988
1	15	4.27	81487	15	1988
1	16	4.27	81487	15	1988
1	17	4.27	81487	15	1988
1	18	4.27	81487	15	1988
1	19	4.27	81487	15	1988
1	20	4.27	81487	15	1988
1	21	4.27	81487	15	1988
1	22	4.27	81487	15	1988
1	23	4.27	81487	15	1988
1	24	4.27	81487	15	1988
1	25	4.27	81487	15	1988
1	26	4.27	81487	15	1988
1	27	4.27	81487	15	1988
1	28	4.27	81487	15	1988
1	29	4.27	81487	15	1988
1	30	4.27	81487	15	1988
1	31	4.27	81487	15	1988
1	32	4.27	81487	15	1988
1	33	4.27	81487	15	1988
1	34	4.27	81487	15	1988
1	35	4.27	81487	15	1988
1	36	4.27	81487	15	1988
1	37	4.27	81487	15	1988
1	38	4.27	81487	15	1988
1	39	4.27	81487	15	1988
1	40	4.27	81487	15	1988
1	41	4.27	81487	15	1988
1	42	4.27	81487	15	1988
1	43	4.27	81487	15	1988
1	44	4.27	81487	15	1988
1	45	4.27	81487	15	1988
1	46	4.27	81487	15	1988
1	47	4.27	81487	15	1988
1	48	4.27	81487	15	1988
1	49	4.27	81487	15	1988
1	50	4.27	81487	15	1988
1	51	4.27	81487	15	1988
1	52	4.27	81487	15	1988
1	53	4.27	81487	15	1988
1	54	4.27	81487	15	1988
1	55	4.27	81487	15	1988
1	56	4.27	81487	15	1988
1	57	4.27	81487	15	1988
1	58	4.27	81487	15	1988
1	59	4.27	81487	15	1988
1	60	4.27	81487	15	1988
1	61	4.27	81487	15	1988
1	62	4.27	81487	15	1988
1	63	4.27	81487	15	1988
1	64	4.27	81487	15	1988
1	65	4.27	81487	15	1988
1	66	4.27	81487	15	1988
1	67	4.27	81487	15	1988
1	68	4.27	81487	15	1988
1	69	4.27	81487	15	1988
1	70	4.27	81487	15	1988
1	71	4.27	81487	15	1988
1	72	4.27	81487	15	1988
1	73	4.27	81487	15	1988
1	74	4.27	81487	15	1988
1	75	4.27	81487	15	1988
1	76	4.27	81487	15	1988
1	77	4.27	81487	15	1988
1	78	4.27	81487	15	1988
1	79	4.27	81487	15	1988
1	80	4.27	81487	15	1988
1	81	4.27	81487	15	1988
1	82	4.27	81487	15	1988