

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 5/29/15  
 Departmental Concurrence

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

258



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**

June 4, 2015

**SUBJECT:** Resolution No. 2015-063, Notice of Intention to Purchase Real Property in the Unincorporated Area of Aguanga, County of Riverside, California, District 3, [\$644,850]; DIF Western County Fire Facilities Fund

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

1. Adopt Resolution No. 2015-063, Notice of Intention to Purchase Real Property in the Unincorporated Area of Aguanga, County of Riverside, California, further described as County of Riverside Assessor's Parcel Number 580-240-022;
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property from Ronald Lund and Cynthia Lund, husband and wife as joint tenants at a price not-to-exceed \$600,000;

(Continued)

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: [Signature] 6/4/15  
 Esteban Hernandez

[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	\$ 644,850	\$ 0	\$ 644,850	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> DIF Western County Fire Facilities Fund				<b>Budget Adjustment:</b> No	
				For Fiscal Year: 2014/15	

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

APPROVE  
 BY: [Signature]  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

3-21

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-063, Notice of Intention to Purchase Real Property in the Unincorporated Area of Aguanga, County of Riverside, California, District 3, [\$644,850]; DIF Western County Fire Facility Funds

**DATE:** June 4, 2015

**PAGE:** 2 of 3

## **RECOMMENDED MOTION:** (Continued)

3. Authorize the EDA/ Real Estate Division to incur typical transaction costs including staff time, appraisal cost, title insurance, environmental review and other due diligence costs not to exceed \$44,850; and
4. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063.

## **BACKGROUND:**

### **Summary**

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 board will meet to consummate the purchase. The County intends to authorize a purchase of fee simple interests in real property located in the unincorporated Aguanga Area, County of Riverside, State of California, Assessor's Parcel Number 580-240-022 by Grant Deed from Ronald and Cynthia Lund, more particularly described in Exhibit "A", Legal Description, attached hereto, and depicted in the attached Map.

The Economic Development Agency Real Estate Division (EDA) on behalf of Riverside County Fire Department (RCFD) proposes that the County of Riverside purchase the fee interest in real property with certain improvements situated thereon, including a 3,222 square foot custom residential structure on a 2.69 acre site in the unincorporated community of Aguanga. The property at 49937 Comanche Court is located on the south side of State Route 371 on the corner of Roundup Drive on Comanche Court in the Lake Riverside Estates and also identified with Assessor's Parcel Number 580-240-022.

RCFD has been leasing this property since 2010 and operating Fire Station 77 from this site. The County and the present owners intend to terminate the lease upon acquisition of the property by the County. In addition to the existing structure which includes ample living, kitchen quarters and a multiple bay garage, RCFD has constructed a 960 square foot apparatus bay on the property. The property has ample land for expansion and to meet the future needs of RCFD at this site.

RCFD desires to acquire the property and to continue important operations from this site and to establish this site as the permanent location for Fire Station 77. The current location provides adequate living space for on duty personnel as well as housing all Station 77 vehicles inside the large apparatus bay out of the weather, cutting both vehicle and equipment maintenance costs.

It was determined through a cost analysis that the acquisition and construction costs for a new fire station in a different location would cost approximately \$3,000,000. Acquiring the current property and improvements for \$600,000 will provide RCFD and the County with a temporary solution and a permanent location for this station. In the future and when funds are more readily available and identified both RCFD and the County can plan for the development of a new Fire Station 77 at this location.

### **Impact on Residents and Businesses**

The acquisition of the current site will continue to benefit the community of Lake Riverside. The residents and businesses will continue to enjoy the safety benefits of having a fire station located within this area of the County.

Resolution No. 2015-063 has been reviewed and approved by County Counsel as to legal form.

(Continued)

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

**FORM 11:** Resolution No. 2015-063, Notice of Intention to Purchase Real Property in the Unincorporated Area of Aguanga, County of Riverside, California, District 3, [\$644,850]; DIF Western County Fire Facility Funds

**DATE:** June 4, 2015

**PAGE:** 3 of 3

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition for Assessor's Parcel Number 580-240-022:

Acquisition:	\$ 600,000
Estimated Title and Escrow Charges:	5,000
Preliminary Title Report	400
County Appraisal	6,950
Environmental Studies	2,500
Inspection	2,000
County Staff Time	28,000
Total Estimated Acquisition Costs	\$644,850

All costs associated with the acquisition of this property are fully funded by the DIF Western County Fire Facility Funds in the Fire Department's budget for FY 2014/15. No net county costs will be incurred as a result of this transaction.

Attachments:

Exhibit A

Map

Resolution No. 2015-063

## **EXHIBIT "A"**

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

**Parcel 1:**

**Lot 473 of Tract No. 3925, in the County of Riverside, State of California, as per Map thereof recorded in Book 65, Page(s) 15 through 43 inclusive of Maps, in the office of the County Recorder of said County, and as amended by Certificate of Correction recorded February 16, 1973 as Instrument No. 20585 of Official Records, in the office of the County Recorder of said County.**

**Except 50% of all metals and minerals and all petroleum, natural gas and other hydrocarbon substances in or under said property and every part thereof and the right to extract same, but without right of entry upon or through said real property except beneath a depth of 500.00 feet below the present surface of said real property, as reserved in that Declaration of Covenants, Conditions and Restrictions, executed by Grayco Land Escrow, Ltd., a Corporation and recorded April 10, 1970 as Instrument No. 33659 of Official Records of Riverside County, California.**

**Parcel 2:**

**A non-exclusive easement for ingress, egress and public utilities purposes in and over those portions of Tract No. 3925, as sown by Map on file in Book 65, Page 15 of Maps, Records of Riverside County, California, shown as road easements on said map.**

**Except for Lots 70, 252, 308, 382, 426, 486, 583, 586 and 735.**

**Assessor's Parcel Number: 580-240-022-1**



# MAP



1 Board of Supervisors

County of Riverside

2 Resolution No. 2015-063

3 Notice of intention to Purchase Real Property

4 In the Unincorporated Area of Aguanga, County of Riverside, California

5 Assessor's Parcel Number: 580-240-022

6  
7 WHEREAS, Ronald Lund and Cynthia Lund, husband and wife as joint tenants,  
8 ("Seller"), are the owners of certain real property located in the unincorporated area of  
9 Aguanga, County of Riverside, State of California, consisting of approximately 2.69  
10 acres of land, with certain improvements situated thereon, including a 3,222 square  
11 feet custom residential structure with an attached garage, identified with Assessor's  
12 Parcel No. 580-240-022 ("Property"); and

13 WHEREAS, the County of Riverside, on behalf of its Fire Department, has been  
14 leasing the Property from the Seller since 2010 for use and operation of Fire Station 77  
15 to serve the surrounding community; and

16 WHEREAS, the County, with permission of Seller, has constructed a 960 square  
17 foot apparatus bay on the Property, which is personal property of the County and is not  
18 a part of the consideration for purchase of the Property; and

19 WHEREAS, the current location provides adequate living space for on duty  
20 personnel as well as housing all department vehicles inside a large apparatus bay out  
21 of the weather, cutting maintenance costs; and

22 WHEREAS, the Property has ample land for expansion and to meet the future  
23 needs at this site; and

24 WHEREAS, the County of Riverside, on behalf of its Fire Department desires to  
25 acquire the Property and continue operations as the permanent location; now,  
26 therefore,

27 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
28 Supervisors of the County of Riverside in regular session assembled on June 16, 2015.

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 5-19-15  
DATE: \_\_\_\_\_  
SYNTHIA M. GUNZEL



1 and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code,  
2 that this Board, at its public meeting on or after July 21, 2015, at 9:00 a.m. or soon  
3 thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of  
4 the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to  
5 authorize the purchase of the Property located in the Unincorporated Area of Aguanga,  
6 County of Riverside, State of California, identified with Assessor's Parcel Number 580-  
7 240-022, consisting of a 3,222 residential structure on 2.69 acres of land, more  
8 particularly described in Exhibit "A" Legal Description, from Ronald Lund and Cynthia  
9 Lund, in the amount not to exceed Six Hundred Thousand Dollars (\$600,000.00),  
10 pursuant to terms and conditions in an Agreement of Purchase and Sale to be  
11 negotiated between the County and Seller.

12 BE IT FURTHER RESOLVED AND DETERMINED that the Economic  
13 Development Agency is authorized to expend a not-to-exceed amount of Forty Four  
14 Thousand Eight Hundred Fifty Dollars (\$44,850) to complete due diligence on the  
15 property, consisting of a preliminary title report, appraisal costs, survey, environmental  
16 studies, Economic Development Agency staff time, and miscellaneous other studies as  
17 may be deemed necessary.

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

## **EXHIBIT "A"**

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

**Parcel 1:**

**Lot 473 of Tract No. 3925, in the County of Riverside, State of California, as per Map thereof recorded in Book 65, Page(s) 15 through 43 inclusive of Maps, in the office of the County Recorder of said County, and as amended by Certificate of Correction recorded February 16, 1973 as Instrument No. 20585 of Official Records, in the office of the County Recorder of said County.**

**Except 50% of all metals and minerals and all petroleum, natural gas and other hydrocarbon substances in or under said property and every part thereof and the right to extract same, but without right of entry upon or through said real property except beneath a depth of 500.00 feet below the present surface of said real property, as reserved in that Declaration of Covenants, Conditions and Restrictions, executed by Grayco Land Escrow, Ltd., a Corporation and recorded April 10, 1970 as Instrument No. 33659 of Official Records of Riverside County, California.**

**Parcel 2:**

**A non-exclusive easement for ingress, egress and public utilities purposes in and over those portions of Tract No. 3925, as shown by Map on file in Book 65, Page 15 of Maps, Records of Riverside County, California, shown as road easements on said map.**

**Except for Lots 70, 252, 308, 382, 426, 486, 583, 586 and 735.**

**Assessor's Parcel Number: 580-240-022-1**