

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: Susana Garcia-Bocanegra 8/11/16

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS 8/16/16  
 DATE

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

347  
(1942)



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
 August 23, 2016

16 AUG 16 PM 12:01

**SUBJECT:** Resolution No. 2016-024, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$760,900] County General Fund (reserves) 100%

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

1. Adopt Resolution No. 2016-024, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, further described as County of Riverside Assessor's Parcel Numbers 329-240-014 & 329-240-015;
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property from Peggy Marie Hughes and Robert James Starnes at a price not-to-exceed \$719,000;

(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	\$ 760,900	\$ 0	\$ 760,900	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 760,900	\$ 0	\$ 760,900	\$ 0	

**SOURCE OF FUNDS:** County General Fund 100% (Reserves)      **Budget Adjustment:** Yes  
 For Fiscal Year: 2016/17

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

APPROVE  
 BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:      District: 5      Agenda Number:

3-26

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-024, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$760,900] County General Fund (reserves) 100%

**DATE:** August 23, 2016

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

3. Authorize the EDA/ Real Estate Division to incur typical transaction costs and ratify any prior transaction costs including staff time, appraisal cost, title insurance, environmental review and other due diligence costs not to exceed \$41,900;
4. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063; and
5. Approve and direct the Auditor-Controller to make budget adjustments increasing appropriations and decreasing unassigned fund balance for budget stabilization by \$760,900 as shown on Schedule A.

## **BACKGROUND:** Summary

Pursuant to Government Code Section 25350, the County must publish a notice of intention to purchase 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 may meet to authorize the final approval of the purchase. Through this Board action, the Real Estate Division of the Economic Development Agency is seeking permission to finalize the negotiations and due diligence on behalf of the County and return to the Board for a formal Authorization to purchase the property.

The Economic Development Agency's Real Estate Division proposes that the County of Riverside purchase the fee interest in real property that is approximately 5.16 acres of vacant land and is located in the City of Perris on the east side of Trumble Road near Ethanac Road. The property is also described as Assessor's Parcel Numbers 329-240-014 and 329-240-015 and depicted on the attached aerial image. The County desires to purchase the property for the purpose of planning and constructing a resource center that will facilitate the provision of human services in the Southwest and Mid County Regions, and will work collaboratively with all Cities in the area to pursue the planning and construction of a facility that will best service this growing region of the County.

The current owners of the property are Marie Hughes and Robert James Starnes and the negotiated purchase price of the property will be set at a not-to-exceed amount of \$719,000, plus all associated County acquisition costs as described under the Additional Fiscal information below.

## **Impact on Residents and Businesses**

The acquisition of this site will provide the County with a centralized location to pursue the planning and construction of the resource center, for the benefit of this region of the County. The residents and businesses will benefit from having a resource center that will aid in the provision of human services.

Resolution No. 2016-024 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 for Assessor's Parcel Numbers 329-240-014 & 329-240-015:

(Continued)

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-024, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$760,900] County General Fund (reserves) 100%

**DATE:** August 23, 2016

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

Acquisition:	\$ 719,000
Estimated Title and Escrow Charges:	5,000
Preliminary Title Report	400
County Appraisal	4,000
Environmental Studies	2,500
Inspection	2,000
County Staff Time	28,000
Total Estimated Acquisition Costs	\$760,900

All costs associated with the acquisition of this property are fully funded by the General Fund (reserves).

**Attachments:**

Resolution 2016-024 with Exhibit A

Aerial Image

**SCHEDULE A  
(FY 2016/17)**

Increase appropriations: 10000-1101000000-551100	Contributions to other funds	\$760,900
Increase use of fund balance: 10000-1101000000-370100	Unassigned fund balance	760,900
Decrease unassigned fund balance: 10000-1000100000-370106	Unassigned fund balance for budget stabilization	760,900
Increase unassigned fund balance: 10000-1101000000-370100	Unassigned fund balance	760,900
Increase appropriations: 30700-1104200000-540040	Land	760,900
Increase estimated revenue: 30700-1104200000-790600	Contribution from other county funds	760,900

FORM APPROVED COUNTY COUNSEL  
BY: R. TODD FRAHM  
DATE 1/6/16

1 Board of Supervisors

County of Riverside

2 Resolution No. 2016-024

3 Notice of intention to Purchase Real Property

4 In the City of Perris, County of Riverside, California

5 Assessor's Parcel Numbers 329-240-014 & 015

6  
7 WHEREAS, PEGGY MARIE HUGHES, a married woman as her sole and  
8 separate property and ROBERT JAMES STARNES, a married man as his sole and  
9 separate property, as tenants in common, each as to a fifty percent (50%) interest  
10 ("Seller"), are the owners of certain real property located in the city of Perris, County of  
11 Riverside, State of California, consisting of approximately 5.16 acres of land, identified  
12 with Assessor's Parcel No. 329-240-014 & 015 ("Property"); and

13 WHEREAS, the Property is currently listed for sale at an asking price of  
14 \$719,000.00; and

15 WHEREAS, the location could be improved to provide a homeless shelter for  
16 the cities of Perris, Menifee and the surrounding unincorporated communities of  
17 Homeland, Romoland and Winchester; and

18 WHEREAS, the Property has ample land for expansion and to meet future social  
19 service needs at this site; now, therefore,

20 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
21 Supervisors of the County of Riverside in regular session assembled on August 23,  
22 2016, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government  
23 Code, that this Board, at its public meeting on or after Sept. 20, 2016, at 9:00 a.m. or  
24 soon thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup>  
25 floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,  
26 intends to authorize the purchase of the property located in the city of Perris, County of  
27 Riverside, State of California, identified by Assessor's Parcel Numbers 329-240-014 &  
28 015, consisting of 5.16 acres of vacant land, more particularly described in Exhibit "A"

1 Legal Description, from PEGGY MARIE HUGHES, a married woman as her sole and  
2 separate property and ROBERT JAMES STARNES, a married man as his sole and  
3 separate property, as tenants in common, each as to a fifty percent (50%) interest, in  
4 the amount not to exceed Seven Hundred Nineteen Thousand Dollars (\$719,000.00),  
5 pursuant to terms and conditions in an Agreement of Purchase and Sale to be  
6 negotiated between the County and Seller.

7 BE IT FURTHER RESOLVED AND DETERMINED that the Economic  
8 Development Agency is authorized to expend a not-to-exceed amount of Forty One  
9 Thousand Nine Hundred Dollars (\$41,900) to complete due diligence on the property,  
10 consisting of a preliminary title report, appraisal costs, survey, environmental studies,  
11 Economic Development Agency staff time, and miscellaneous other studies as may be  
12 deemed necessary.

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

## EXHIBIT "A"

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

Parcel 1:

In the County of Riverside, State of California:

Lots 732 of Romola Farms No. 6A, as shown by map on file in [Book 14, Pages 63](#), 64 and 65 of Maps, in the Office of the County Recorder of said County, State of California;

Excepting therefrom the following described portion; commencing at the Northwest corner of said Lot; thence Southerly along the Westerly line thereof 66 feet to the true point of beginning; thence continuing Southerly along the Westerly line thereof, 180 feet; thence Easterly and parallel with the Northerly line of said Lot, 246 feet; thence Northerly and parallel with the Westerly line of said Lot, 180 feet to the Southerly line of the Northerly 66 feet of said Lot; thence Westerly and parallel with the Northerly line of said Lot, 246 feet to the true point of beginning.

Assessor's Parcel No: 329-240-014

Parcel 2:

Lot 733 of Romola Farms No. 6-A, as shown by map on file in [Book 14, Pages 63](#), 64 and 65 of Maps, Records of Riverside County, California.

Excepting therefrom the South 198 feet thereof.

Assessor's Parcel No: 329-240-015

# Perris Resource Center

Trumble Rd. & Ethanac Rd.



Legend



0 1,454 2,909 Feet



REPORT PRINTED ON... 9/11/2015 2:36:23 PM

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**\*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.

**Notes**

APNs 329-240-014 & 015