

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE  
 Departmental Conference

**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: Esteban Hernandez 6/4/15

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	\$ 644,850	\$ 0	\$ 644,850	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** DIF Western County Fire Facilities Fund  
**Budget Adjustment:** No  
**For Fiscal Year:** 2014/15

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

APPROVE

BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after July 21, 2015 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: June 16, 2015  
 xc: EDA, COB

Kecia Harper-Ihem  
 Clerk of the Board  
 By: [Signature]  
 Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

3-21

By: [Signature]  
 John Hawkins, Fire Chief  
 Riverside County Fire

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

**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

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: Cynthia 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.

21 ROLL CALL:

22 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
23 Nays: None  
24 Absent: None

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

27 By  \_\_\_\_\_  
Deputy

28 CAO:ra/052015/039FR/17.454 S:\Real Property\TYPING\Docs-16.500 to 16.999\17.454.doc

## **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.**

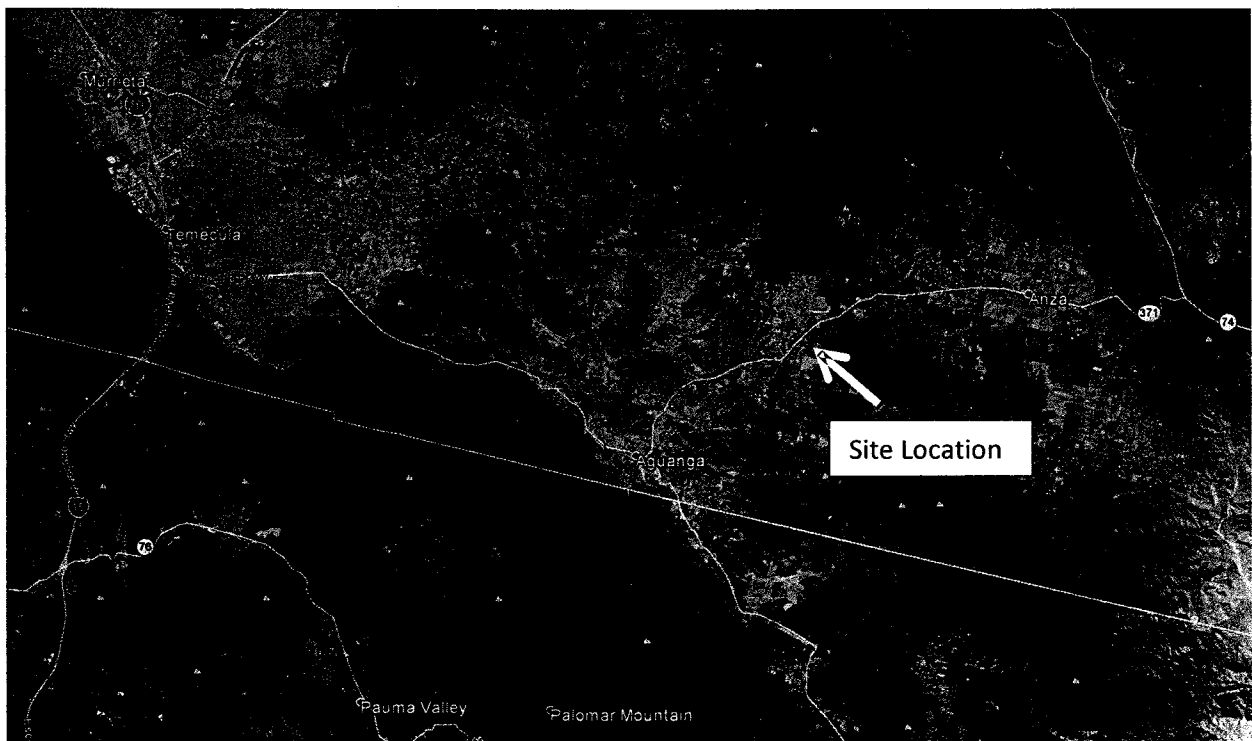
**Parcel 2:**

**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**

# MAP



FOR BILLING INQUIRIES:  
CALL: (951) 368-6710  
EMAIL: BillingInquiry@pe.com

# THE PRESS-ENTERPRISE **PE.com**

Date	Reference Number	Description	Product/Zone	Size	Billed Units	Times Run	Rate	Gross Amount	Net Amount
6/30/2015	10064553	RESOLUTION NO. 2015-063	Press-Enterprise	2 x 137 LI	274	1	1.45	397.40	397.40
7/7/2015	10064553	RESOLUTION NO. 2015-063	Press-Enterprise	2 x 137 LI	274	1	1.3	356.20	356.20
7/14/2015	10064553	RESOLUTION NO. 2015-063	Press-Enterprise	2 x 137 LI	274	1	1.3	356.20	356.20

Ordered By: Cecilia Gil

RECEIVED RIVERSIDE COUNTY  
 CLERK / BOARD OF SUPERVISORS  
 2015 JUL 17 PM 12: 05

*EDA  
3-21 of 06/16/15*

**Legal Advertising Invoice**

Balance
<b>\$1,109.80</b>

Sales Contact Information		Advertiser Information		
Maria Tinajero 951-368-9225	Billing Period 06/30/2015 - 07/114/2015	Billed Account Number 1100141323	Advertiser/Client Number 1100141323	Advertiser/Client Name BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

**THE PRESS-ENTERPRISE **PE.com****

Legal Advertising Invoice

Advertiser/Client Name		
BOARD OF SUPERVISORS		
Billing Period	Billed Account Number	Advertiser/Client Number
06/30/2015 - 07/114/2015	1100141323	1100141323
Balance	Invoice Number	Terms Of Payment
\$1,109.80	10064553	Due Upon Receipt

Billing Account Name And Address

Remittance Address

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

The Press-Enterprise  
POST OFFICE BOX 12009  
RIVERSIDE, CA 92502-2209



# 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 NO. 2015-063

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, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, 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:

06/30, 07/07, 07/14/2015

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

Date: Jul 14, 2015

At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010064553-01

P.O. Number:

## Ad Copy:

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

Resolution No. 2015-063  
Notice of intention to Purchase Real Property  
In the Unincorporated Area of Aguanga, County of  
Riverside, California  
Assessor's Parcel Number: 580-240-022

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

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

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

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

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

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

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on June 16, 2015, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after July 21, 2015, 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 Unincorporated Area of Aguanga, County of Riverside, State of California, identified with Assessor's Parcel Number 580-240-022, consisting of a 3,222 residential structure on 2.69 acres of land, more particularly described in Exhibit "A" Legal Description, from Ronald Lund and Cynthia Lund, in the amount not to exceed Six Hundred Thousand Dollars (\$600,000.00), 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 Forty Four Thousand Eight Hundred Fifty Dollars (\$44,850) to complete due diligence on the property, consisting of a preliminary title report, appraisal costs, survey, environmental studies, 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.

#### 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 mineral 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, 362, 426, 486, 583, 586 and 735.

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

#### ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on June 16, 2015.

KECIA HARPER-IHEM, Clerk of said Board  
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit

written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. 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 meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

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

Dated: June 25, 2015  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecillia Gil, Board Assistant

6/30, 7/7, 7/14