

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



ITEM: 3.25  
(ID # 13048)

**MEETING DATE:**  
Tuesday, August 25, 2020

**FROM:** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adopt Resolution No. 2020-176, Notice of Intention to Purchase Real Property in the unincorporated area of Moreno Valley, County of Riverside, State of California, Assessor's Parcel Numbers 422-030-002 and 422-030-016, by Grant Deed from Jan A. Zuppardo, successor co-trustee and Jay A. Zuppardo, successor co-trustee of the Marylouise Zuppardo Family Trust dated April 1, 2004, District 5, [\$509,170]; Waste Resources Enterprise Funds - 100% (Clerk to Post Notice of Intention) (Set for Public meeting on or after September 29, 2020 @ 9:30 a.m.)(4/5th Vote Required)

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

1. Adopt Resolution No. 2020-176, Notice of Intention to Purchase Real Property in the Unincorporated Area of Moreno Valley, County of Riverside, State of California, Assessor's Parcel Numbers 422-030-002 and 422-030-016;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from Jan A. Zuppardo, successor co-trustee and Jay A. Zuppardo, successor co-trustee of the Marylouise Zuppardo Family Trust dated April 1, 2004, at a price not-to-exceed Four Hundred Seventy-Five Thousand Dollars (\$475,000);

**ACTION:**4/5 Vote Required, Policy

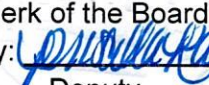
  
Rose Salgado, Director of Facilities Management 7/30/2020   
Hans Keinkamp, General Manager - Chief Engineer 8/10/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Hewitt, seconded by Supervisor Spiegel 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 September 29, 2020, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: August 25, 2020  
xc: FM, Waste, COB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

3. Approve and authorize (FM-RE) to incur typical transaction costs including staff time, appraisal cost, environment review and other due diligence costs not to exceed \$34,170; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

<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>	\$ 509,170	\$ 0	\$ 509,170	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Waste Resources Enterprise Funds - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2020/21	

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

**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 that the Riverside County Board of Supervisors (Board) will meet to consummate the purchase. Through this Board action, the County intends to authorize the Facilities Management - Real Estate (FM-RE) to purchase the fee simple interests in certain real property located in the unincorporated area of Moreno Valley, County of Riverside, State of California. The property consists of two parcels totaling approximately 94.53 acres and is further identified as Assessor's Parcel Numbers 422-030-002 and 422-030-016 and more particularly depicted in the attached Aerial Map (Property).

The Department recommends acquisition of the property for the following reasons:

1. Certain portions of the property can be used to construct sedimentation or retention basins to manage stormwater in accordance with the National Pollutant Discharge and Elimination System statewide general permit to regulate industrial storm water discharges.
2. Property will be used as a buffer-zone to prevent future developments near the Badlands Landfill;

There is no current planned usage of the property being proposed for waste disposal.

The acquisition price of \$475,000 represents a competitive price based on comparable market sales and a recent fair market value appraisal. The price also represents a good value for the County when compared with the higher cost to develop a new facility.



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

Resolution No. 2020-176 has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

The acquisition of the Property will benefit the community and provide a necessary buffer-zone between the community and this important landfill.

**SUPPLEMENTAL:  
Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the Property with Assessor's Parcel Numbers 422-030-002 and 422-030-016:

Acquisition:	475,000
Estimated Title and Escrow Charges:	5,000
Preliminary Title Report	550
County Appraisal	4,500
Environmental Studies	9,120
County Staff Time includes FM-RE, FM Environmental and County Counsel	15,000
<b>Total Estimated Acquisition Costs (Not to exceed)</b>	<b>\$509,170</b>


All costs associated with the acquisition of this Property are fully funded by Waste Resources Enterprise Funds budget for FY 2020/21.

**Attachments**

Attachment A. Resolution No. 2020-176

Attachment B. Aerial Image

CAO:ar/07152020

  
Steven Atkeson 8/16/2020

  
Gregory L. Priamos, Director County Counsel 8/13/2020

1 Board of Supervisors

County of Riverside

2 Resolution No. 2020-176

3 Notice of Intention to Purchase Real Property

4 in the Unincorporated Area of Moreno Valley, County of Riverside, State of California

5 Assessor's Parcel Numbers: 422-030-002 and 422-030-016

6  
7 WHEREAS, Jan A. Zuppardo, successor co-trustee and Jay A. Zuppardo,  
8 successor co-trustee of the Marylouise Zuppardo Family Trust dated April 1, 2004,  
9 ("Seller"), is the owner of certain real property located on Ironwood Avenue, in the  
10 Unincorporated Area of Moreno Valley, County of Riverside, State of California,  
11 containing approximately 94.53 acres of land, identified with Assessor's Parcel  
12 Numbers 422-030-002 and 422-030-016 ("Property");

13 WHEREAS, the County of Riverside ("County"), on behalf of Riverside County  
14 Department of Waste Resources ("RCDWR"), desires to purchase the Property from  
15 the Seller and Seller desires to sell the Property to County and move forward with the  
16 transaction;

17 WHEREAS, certain portions of the Property can be used to construct  
18 sedimentation or retention basins to manage stormwater in accordance with the  
19 National Pollutant Discharge and Elimination System statewide general permit to  
20 regulate industrial storm water discharges;

21 WHEREAS, RCDWR will use the Property to provide a buffer zone between  
22 future housing developments and the Badlands Landfill; and

23 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
24 the Board of Supervisors of the County of Riverside in regular session assembled on  
25 August 25, 2020, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the  
26 Government Code, that this Board, at its public meeting on or after September 29,  
27 2020 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors  
28 located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,

8.25.2020 3.25

FORM APPROVED COUNTY COUNSEL  
BY: WESLEY W. STANFIELD  
DATE: 8/11/2020



1 Riverside, California, intends to authorize the purchase of the Property located in the  
2 Unincorporated Area of Moreno Valley, County of Riverside, State of California,  
3 identified with Assessor's Parcel Numbers 422-030-002 and 422-030-016 and  
4 consisting of approximately 94.53 acres of land, more particularly described in Exhibit  
5 "A" Legal Description, attached hereto, in the amount not to exceed Four Hundred  
6 Seventy Five Thousand Dollars (\$475,000), pursuant to terms and conditions in an  
7 Agreement of Purchase and Sale to be negotiated between the County and Seller.

8 BE IT FURTHER RESOLVED AND DETERMINED that the Facilities  
9 Management Department is authorized to expend a not-to-exceed amount of Thirty  
10 Four Thousand One Hundred Seventy Dollars (\$34,170) to complete due diligence on  
11 the Property, consisting of a preliminary title report, appraisal costs, environmental  
12 studies, Facilities Management Department staff time, and miscellaneous other studies  
13 as may be deemed necessary.

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

17  
18 ROLL CALL:

19 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
20 Nays: None  
21 Absent: None

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

24 Kecia R. Harper, Clerk of said Board

25 By   
26 Deputy

27 CAO:dr/08112020/066WA/30.358

## **EXHIBIT "A"**

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

Government Lots 1, 2 and 3 in Section 6, Township 3 South, Range 2 West, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to United States Government Survey.

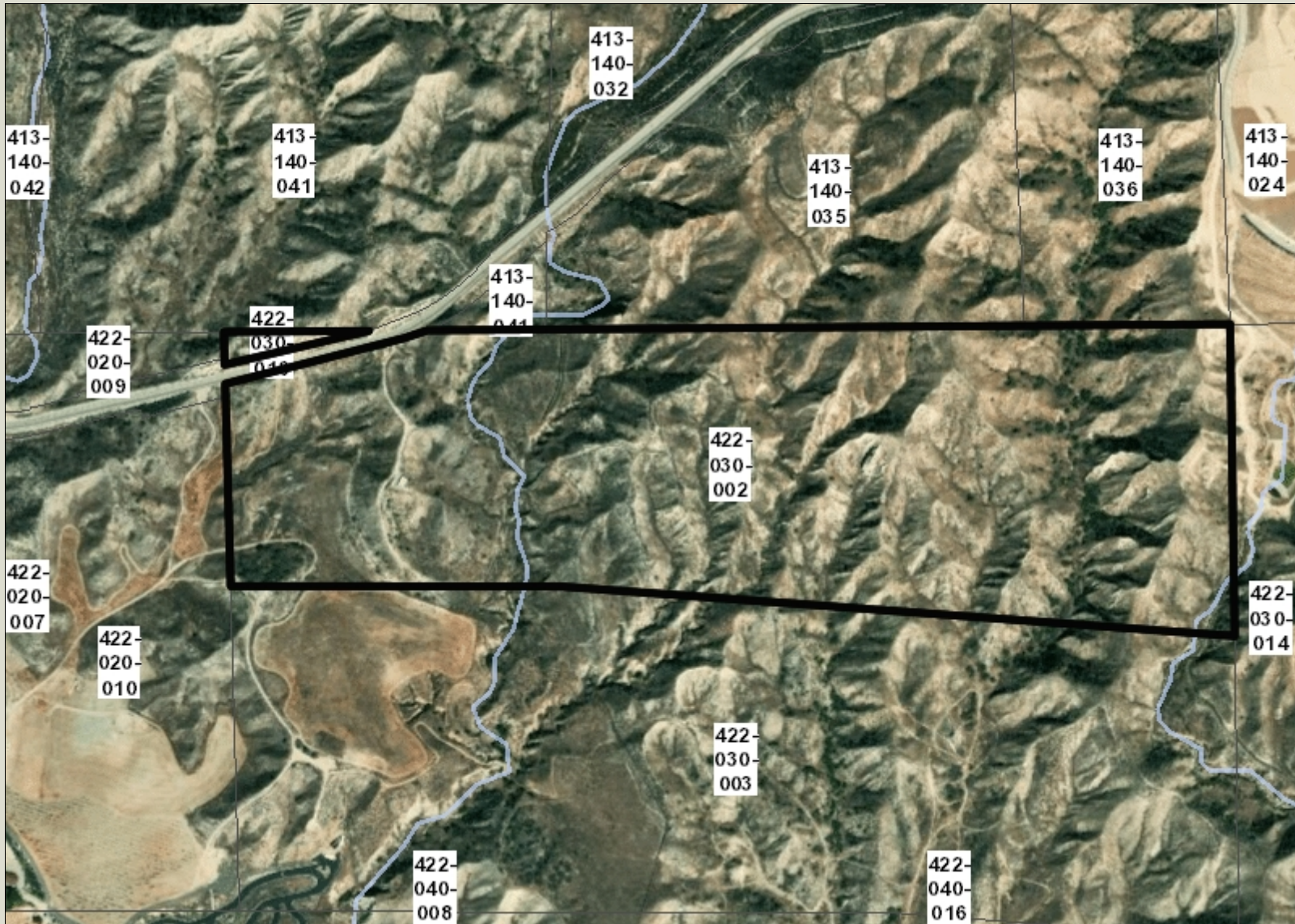
EXCEPT therefrom that portion described in the deed to the County of Riverside recorded December 7, 1965 as Instrument No. 137396 of Official Records.

APN: 422-030-002; 422-030-016



# APNS: 422-030-002 and 422-030-016

94.53 Acres



## Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas



**\*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

0 752 1,505 Feet

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# THE PRESS-ENTERPRISE

Ad Copy:

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.: NOH - Resolution No. 2020-176 /

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:

**09/08, 09/15, 09/22/2020**

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

Date: September 22, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011409380-01

P.O. Number:

*Facilities Management -  
Real Estate  
Item 3.25 of  
08/25/20*



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

**Resolution No. 2020-176  
Notice of Intention to Purchase Real Property  
in the Unincorporated Area of Moreno Valley, County of Riverside,  
State of California  
Assessor's Parcel Numbers: 422-030-002 and 422-030-016**

**WHEREAS**, Jan A. Zuppardo, successor co-trustee and Jay A. Zuppardo, successor co-trustee of the Marylouise Zuppardo Family Trust dated April 1, 2004, ("Seller"), is the owner of certain real property located on Ironwood Avenue, in the Unincorporated Area of Moreno Valley, County of Riverside, State of California, containing approximately 94.53 acres of land, identified with Assessor's Parcel Numbers 422-030-002 and 422-030-016 ("Property");

**WHEREAS**, the County of Riverside ("County"), on behalf of Riverside County Department of Waste Resources ("RCDWR"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;

**WHEREAS**, certain portions of the Property can be used to construct sedimentation or retention basins to manage stormwater in accordance with the National Pollutant Discharge and Elimination System statewide general permit to regulate industrial storm water discharges;

**WHEREAS**, RCDWR will use the Property to provide a buffer zone between future housing developments and the Badlands Landfill; and

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside in regular session assembled on August 25, 2020, and **NOTICE IS HEREBY GIVEN**, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after September 29, 2020 at 9:30 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 Moreno Valley, County of Riverside, State of California, identified with Assessor's Parcel Numbers 422-030-002 and 422-030-016 and consisting of approximately 94.53 acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Four Hundred Seventy Five Thousand Dollars (\$475,000), 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 Facilities Management Department is authorized to expend a not-to-exceed amount of Thirty Four Thousand One Hundred Seventy Dollars (\$34,170) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, Facilities Management Department 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.

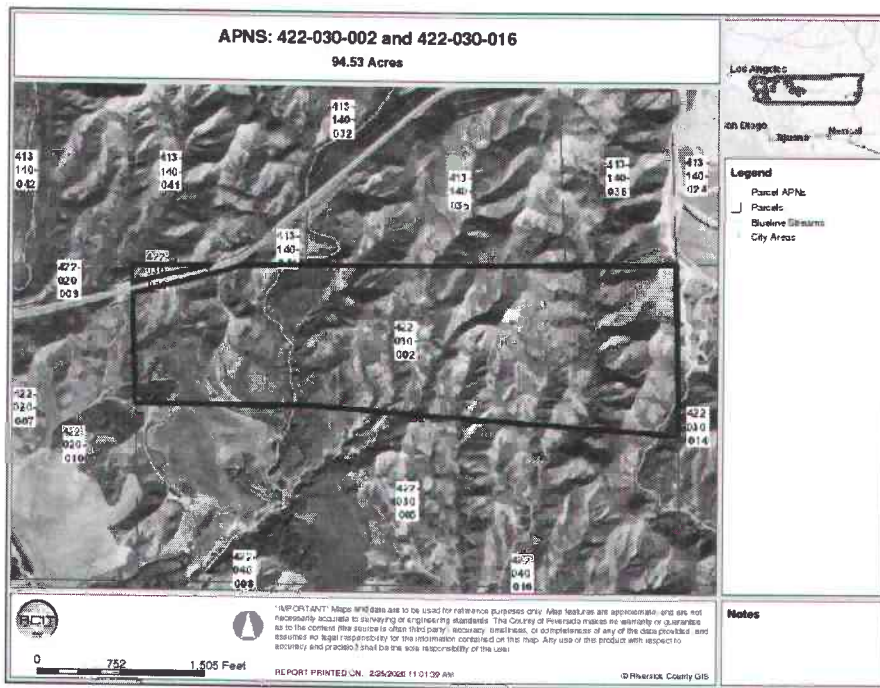
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EXCEPT therefrom that portion described in the deed to the County of Riverside recorded December 7, 1965 as Instrument No. 137396 of Official Recrds.

APN: 422-030-002; 422-030-016



**ROLL CALL:**  
Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on August 25, 2020.

KECIA R. HARPER, Clerk of said Board  
By: Hannah Lumanauw, 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 or email [cob@rivco.org](mailto:cob@rivco.org)

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: September 01, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 9/08, 9/15, 9/22





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 R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 01, 2020

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

PH: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2020-176 INTENT TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED AREA OF MORENO VALLEY**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **THREE (3) TIMES** on **THREE TUESDAYS: September 08, 15, and 22, 2020.**

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

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Hannah Lumanauw*

Board Assistant to:  
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

**Resolution No. 2020-176**

**Notice of Intention to Purchase Real Property**  
**in the Unincorporated Area of Moreno Valley, County of Riverside, State of California**  
**Assessor's Parcel Numbers: 422-030-002 and 422-030-016**

WHEREAS, Jan A. Zuppardo, successor co-trustee and Jay A. Zuppardo, successor co-trustee of the Marylouise Zuppardo Family Trust dated April 1, 2004, ("Seller"), is the owner of certain real property located on Ironwood Avenue, in the Unincorporated Area of Moreno Valley, County of Riverside, State of California, containing approximately 94.53 acres of land, identified with Assessor's Parcel Numbers 422-030-002 and 422-030-016 ("Property");

WHEREAS, the County of Riverside ("County"), on behalf of Riverside County Department of Waste Resources ("RCDWR"), desires to purchase the Property from the Seller and Seller desires to sell the Property to County and move forward with the transaction;

WHEREAS, certain portions of the Property can be used to construct sedimentation or retention basins to manage stormwater in accordance with the National Pollutant Discharge and Elimination System statewide general permit to regulate industrial storm water discharges;

WHEREAS, RCDWR will use the Property to provide a buffer zone between future housing developments and the Badlands Landfill; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on August 25, 2020, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after September 29, 2020 at 9:30 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 Unincorporated Area of Moreno Valley, County of Riverside, State of California, identified with Assessor's Parcel Numbers 422-030-002 and 422-030-016 and consisting of approximately 94.53 acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Four Hundred Seventy Five Thousand Dollars (\$475,000), 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 Facilities Management Department is authorized to expend a not-to-exceed amount of Thirty Four Thousand One Hundred Seventy Dollars (\$34,170) to complete due diligence on the Property, consisting of a preliminary title report, appraisal costs, environmental studies, Facilities Management Department 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.

**(Insert Exhibits)**

**ROLL CALL:**

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on August 25, 2020.

KECIA R. HARPER, Clerk of said Board



By: Hannah Lumanauw, 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 or email [cob@rivco.org](mailto:cob@rivco.org)

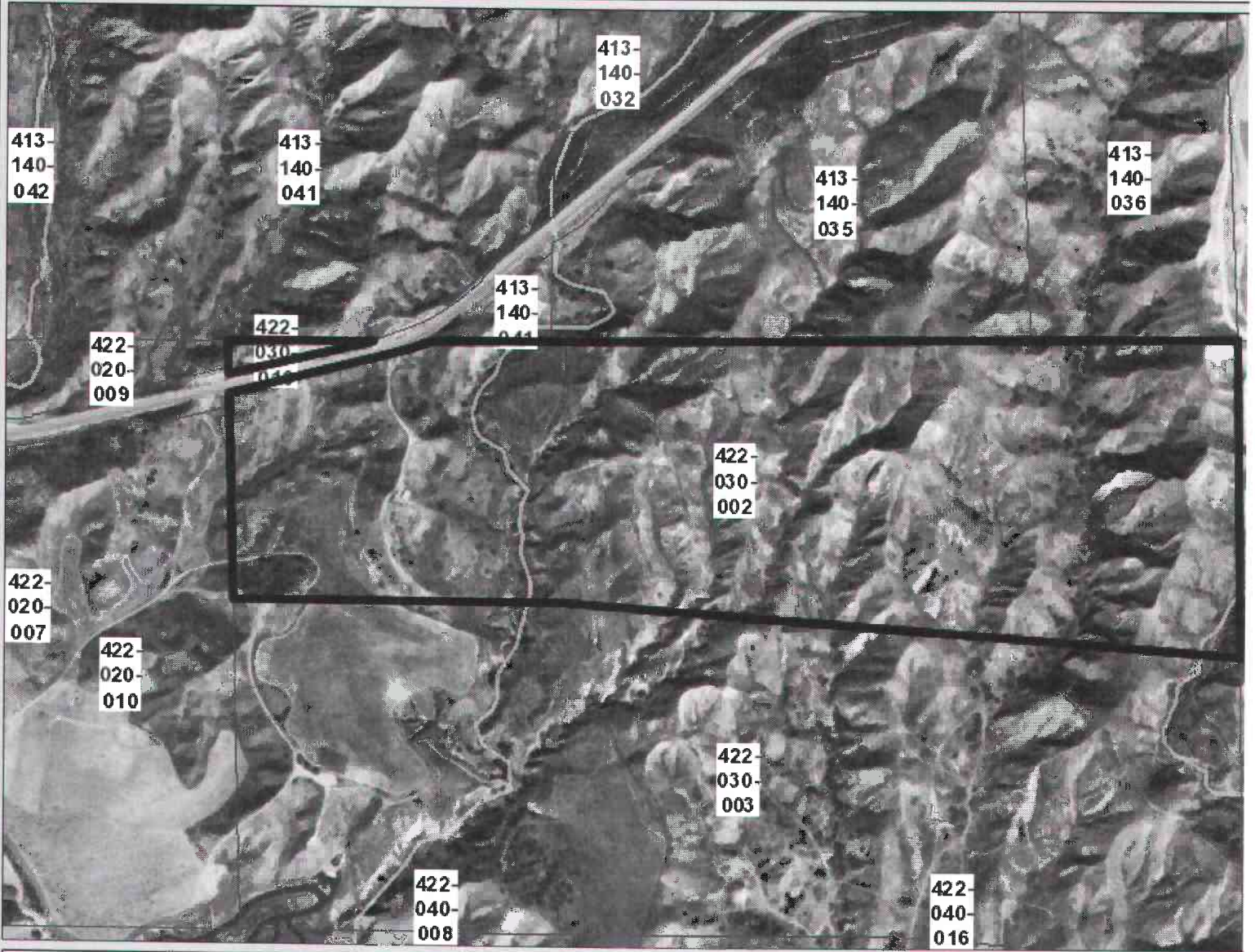
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Dated: September 01, 2020

Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

# APNS: 422-030-002 and 422-030-016

94.53 Acres



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0 752 1,505 Feet

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