

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



ITEM: 3.8  
(ID # 22517)

**MEETING DATE:**

Tuesday, October 03, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adopt Resolution No. 2023-229, Notice of Intention to Purchase Real Property in the unincorporated area of Lake Elsinore, County of Riverside, State of California, Assessor's Parcel Numbers 386-140-009 and 386-140-010, by Grant Deed from Robert J. Ponce and Verda A. Ponce, as trustees of The Family Trust of Robert J. Ponce and Verda A. Ponce Dated September 3, 2014; District 2. [\$0] (Clerk of the Board to Give Notice) (4/5 Vote Required)

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

1. Adopt Resolution No. 2023-229, Notice of Intention to Purchase Real Property in the unincorporated area of Lake Elsinore, County of Riverside, State of California, Assessor's Parcel Numbers 386-140-009 and 386-140-010;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from The Family Trust of Robert J. Ponce and Verda A. Ponce Dated September 3, 2014, at a price not-to-exceed Two Hundred and Eighty Thousand Dollars (\$280,000);
3. Approve and authorize (FM-RE) to incur typical transactional costs including County administrative staff time, appraisal, environmental review, escrow and title and other due diligence costs not to exceed \$35,000; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

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

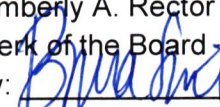
  
Rose Salgado, Director of Facilities Management 9/19/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries 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 November 7, 2023, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 3, 2023  
xc: FM-RE, COBcf

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% American Rescue Plan Act (ARPA)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24	

**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 will meet to consummate the purchase.

Through this Board action, the County intends to purchase the fee simple interests in certain real property located in the unincorporated area of Lake Elsinore, County of Riverside, State of California. The property consists of two (2) parcels totaling approximately 2.34 acres and is further identified as Assessor's Parcel Numbers 386-140-009 and 386-140-010 and more particularly depicted in the attached Aerial Map (Property).

The acquisition price of \$280,000 represents a fair market price based on a recent fair market value appraisal. The property is contiguous to the Lakeland Village Community Center and is intended for future expansion of necessary amenities and including parking.

Facilities Management – Real Estate (FM-RE) expects to return to the Board of Supervisors with its Authorization to Purchase and consideration of a Purchase and Sales Agreement in November 2023 and once it has completed its required public noticing and due diligence.

Resolution No. 2023-229 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 area for the expansion of the existing Community Center.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All costs associated with the acquisition of this Property by Facilities Management Real Estate Division will be fully reimbursed by American Rescue Plan Act (ARPA) funds in FY 23/24.

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

ATTACHMENTS:

- Aerial Image
- Resolution No. 2023-229

JM:kt/07072023/348FM/30.966

  
Veronica Santillan, Principal Management Analyst 9/25/2023

2  
3 Resolution No. 2023-229

4 Notice of Intention to Purchase Real Property in the Unincorporated  
5 Area of Lake Elsinore, County of Riverside, State of California  
6 Assessor's Parcel Numbers: 386-140-009 and 386-140-010  
7

8 WHEREAS, Robert J. Ponce and Verda A. Ponce, as trustees of, The Family  
9 Trust of Robert J. Ponce and Verda A. Ponce Dated September 3, 2014, ("Seller"), are  
10 the owners of certain real property located in the Unincorporated Area of Lake  
11 Elsinore, County of Riverside, State of California, containing approximately 2.34 acres  
12 of vacant residentially zoned land identified within Assessor's Parcel Numbers 386-  
13 140-009 and 386-140-010 ("Property");

14 WHEREAS, the County of Riverside ("County"), a political subdivision of the  
15 state of California, desires to purchase the Property from the Seller and Seller desires  
16 to sell the Property to County;

17 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
18 the Board of Supervisors of the County of Riverside in regular session assembled on  
19 October 3, 2023, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the  
20 Government Code, that this Board, at its public meeting on or after November 7, 2023  
21 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors  
22 located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
23 Riverside, California, intends to authorize the purchase of the Property located in the  
24 Unincorporated Area of Lake Elsinore, County of Riverside, State of California,  
25 identified with Assessor's Parcel Numbers 386-140-009 and 386-140-010 and  
26 consisting of approximately 2.34 acres of land, more particularly described in Exhibit  
27 "A" Legal Description, attached hereto, in the amount not to exceed Two Hundred and  
28

FORM APPROVED COUNTY COUNSEL  
BY: BRADEN J. HOLLY  
DATE: 1/19/23

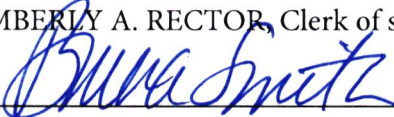
1 Eighty Thousand Dollars (\$280,000), pursuant to terms and conditions in an  
2 Agreement of Purchase and Sale to be negotiated between the County and Seller.

3 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of  
4 the Board of Supervisors is directed to give notice hereof as provided in Section 6063  
5 of the Government Code.

6 ROLL CALL:  
7

8 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez  
9 Nays: None  
10 Absent: None

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

13 KIMBERLY A. RECTOR, Clerk of said Board  
14 By:  \_\_\_\_\_  
15 Deputy

16  
17 10.03.2023 3.8

18 JM:kt/07072023/348FM/30.966

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**EXHIBIT "A"**  
**Legal Description**

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

Parcel 1 together with Lettered Lot 'B' and Parcel 2 together with Lettered Lot 'A' of  
Parcel Map 11628, in the County of Riverside, State of California, as shown by map on  
file in Book 58, Page 24 of Parcel Maps, Records of said County.

APN: 386-140-009; 386-140-010

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON **THE 'PRISE**  
pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011627406
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	10/06/2023, 10/13/2023 and 10/20/2023
<i>Total Amount:</i>	\$2779.98
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$2779.98
<i>Notice ID:</i>	LUFahr2MIRBxdZXeUZGk
<i>Invoice Text:</i>	

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3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011627406

**FILE NO. 0011627406**

## PROOF OF PUBLICATION


I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

**10/06/2023, 10/13/2023, 10/20/2023**

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

Date: October 20, 2023.

At: Riverside, California



Signature



**Board of Supervisors**

**County of Riverside**

**Resolution No. 2023-229  
Notice of Intention to Purchase Real Property in the Unincorporated  
Area of the County of Riverside, State of California  
Assessor's Parcel Numbers: 386-140-009 and 386-140-010**

WHEREAS, Robert J. Ponce and Verda A. Ponce, as trustees of, The Family Trust of Robert J. Ponce and Verda A. Ponce, Dated September 3, 2014, ("Seller"), are the owners of certain real property located in the Unincorporated Area the County of Riverside, State of California, containing approximately 2.34 acres of vacant residentially zoned land identified within Assessor's Parcel Numbers 386-140-009 and 386-140-010 ("Property");

WHEREAS, the County of Riverside ("County"), a political subdivision of the state of California, desires to purchase the Property from the Seller and Seller desires to sell the Property to County;

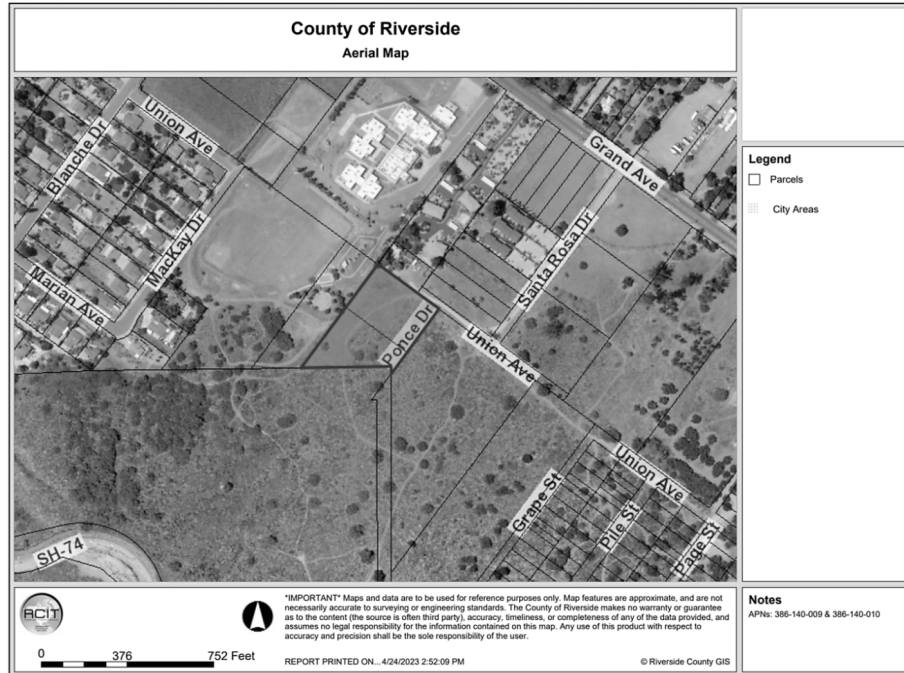
NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on August 29, 2023, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after October 3, 2023 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 the County of Riverside, State of California, identified with Assessor's Parcel Numbers 386-140-009 and 386-140-010 and consisting of approximately 2.34 acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Two Hundred and Eighty Thousand Dollars (\$280,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED 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"  
Legal Description**

All that certain real property situated in the County of Riverside, State of California, described as follows: Parcel 1 together with Lettered Lot 'B' and Parcel 2 together with Lettered Lot 'A' of Parcel Map 11628, in the County of Riverside, State of California, as shown by map on file in Book 58, Page 24 of Parcel Maps, Records of said County.

APN: 386-140-009; 386-140-010



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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on October 3, 2023.

KIMBERLY A. RECTOR, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: October 3, 2023

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

**The Press-Enterprise**

**Published: 10/6, 10/13, 10/20/23**