

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



**ITEM: 3.16  
(ID # 23089)**

**MEETING DATE:**

**FROM :** FACILITIES MANAGEMENT:

Tuesday, October 31, 2023

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2023-265, Notice of Intention to Purchase Real Property in the Unincorporated Area of Perris, County of Riverside, State of California, Assessor's Parcel Number 343-180-011, by Grant Deed from Conrad H. Lopez and Conrad R. Lopez; District 1. [\$0] (Clerk of the Board to Give Notice) (4/5 Vote Required)

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

1. Adopt Resolution No. 2023-265, Notice of Intention to Purchase Real Property in the unincorporated area of Perris, County of Riverside, State of California, a Portion of Assessor's Parcel Number 343-180-011;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from Conrad H. Lopez and Conrad R. Lopez as joint tenants, at a price not-to-exceed Two Hundred and Fifty Thousand Dollars (\$250,000);
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; 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 10/17/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Gutierrez  
Nays: None  
Absent: Perez  
Date: October 31, 2023  
xc: FM-RE, COBcf

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<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>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 23/24</b>	

**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 Perris, County of Riverside, State of California. The property consists of a 1.4-acre portion of an approximately 8.94-acre parcel of land identified by Assessor’s Parcel Number 343-180-011 and more particularly depicted in the attached Aerial Map (“Property”).

The acquisition price of \$250,000 represents a fair market price based upon a recent fair market value appraisal. The property is contiguous to the Moses Schaffer Community Center (“Community Center”) and is intended for future expansion for the Community Center.

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 once it has completed its required public noticing and due diligence.

Resolution No. 2023-265 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 future expansion of the existing Community Center.

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**SUPPLEMENTAL:**

**Additional Fiscal Information**

All costs associated with the acquisition of this Property by FM-RE will be fully reimbursed by American Rescue Plan Act (ARPA) funds in FY 23/24.

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2023-265

JM:kt/09192023/248FM/30.994

*Veronica Santillan*  
Veronica Santillan, Principal Management Analyst

10/23/2023

*Aaron Gettis*  
Aaron Gettis, Deputy County Counsel

10/18/2023

2  
3 Resolution No. 2023- 265

4 Notice of Intention to Purchase Real Property in the Unincorporated  
5 Area of Perris, County of Riverside, State of California  
6 A Portion of Assessor's Parcel Number 343-180-011  
7

8 WHEREAS, Conrad H. Lopez and Conrad R. Lopez as Joint Tenants, ("Seller"),  
9 are the owners of certain real property located in the Unincorporated Area of Perris,  
10 County of Riverside, State of California, containing approximately 8.94 acres of  
11 residentially zoned land identified within Assessor's Parcel Number 343-180-011  
12 ("Property");

13 WHEREAS, the County of Riverside ("County"), a political subdivision of the  
14 state of California, desires to purchase a 1.4-acre portion of the Property from the  
15 Seller and Seller desires to sell the Property to County; and

16 WHEREAS, the Property is contiguous to the Moses Schaffer Community  
17 Center ("Community Center") and is intended for future expansion of the Community  
18 Center.

19 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
20 the Board of Supervisors of the County of Riverside in regular session assembled  
21 on October 31, 2023, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of  
22 the Government Code, that this Board, at its public meeting on or after December 5,  
23 2023 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of  
24 Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080  
25 Lemon Street, Riverside, California, intends to authorize the purchase of the  
26 Property located in the Unincorporated Area of Perris, County of Riverside, State of  
27 California, identified as a portion of Assessor's Parcel Number 343-180-011 and  
28 consisting of approximately 1.4 acres of land, more particularly described in Exhibit  
"A" Legal Description, attached hereto, in an amount not to exceed Two  
Hundred and Fifty Thousand Dollars

FORM APPROVED COUNTY COUNSEL  
BY [Signature] / 10/18/23 / DATE  
RYAN D. YABKO

1 (\$250,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to  
2 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.

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7 ROLL CALL:

8 Ayes: Jeffries, Washington, Spiegel, and Gutierrez

9 Nays: None

10 Absent: Perez

11

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

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14 KIMBERLY A. RECTOR, Clerk of said Board

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16 By:  \_\_\_\_\_

Deputy

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JM:kt/09192023/248FM/30.994

10.31.2023 3.16

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

A PORTION OF LAND LOCATED IN LOT 32 OF MOUNTAIN GLEN TRACT, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 520 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 32, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF STEEL PEAK AVENUE, 30.00' WIDE;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 32, SOUTH 89°16'05" WEST A DISTANCE OF 212.00 FEET;

THENCE, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 32, SOUTH 00°02'44" EAST A DISTANCE OF 295.00 FEET;

THENCE, PARALLEL WITH SAID NORTHERLY LINE, NORTH 89°16'05" EAST A DISTANCE OF 212.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 32;

THENCE, ALONG SAID EASTERLY LINE, NORTH 00°02'44" EAST A DISTANCE OF 295.00 FEET TO THE SAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.44 ACRES MORE OR LESS.

APN: 343-180-011

# Aerial Map

APN: 343-180-011



## Legend

- Parcels
- City Areas

## Notes



**\*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.

0 267 535 Feet

REPORT PRINTED ON... 6/5/2023 8:39:38 AM

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