

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



**ITEM: 3.9  
(ID # 25379)**

**MEETING DATE:**  
Tuesday, March 18, 2025

**FROM :** FACILITIES MANAGEMENT AND FIRE

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-060, Notice of Intention to Purchase Real Property in the Unincorporated Area of French Valley, County of Riverside, State of California, Assessor's Parcel Number 476-090-013 by Grant Deed from Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019; District 3. [\$1,675,000 – 100% Development Impact Fees - Western Riverside County Fire Facilities Fund 30505](Clerk of the Board to Give Notice)

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

1. Adopt Resolution No. 2025-060, Notice of Intention to Purchase Real Property in the Unincorporated Area of French Valley, County of Riverside, State of California, Assessor's Parcel Number 476-090-013;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019, at a price not-to-exceed One-Million, Six-Hundred and Seventy-Five Thousand Dollars (\$1,675,000);
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Section 6063 of the Government Code.

**ACTION:Policy, CIP**

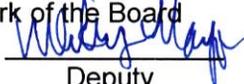
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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with correction of the unincorporated area to reflect French Valley, and is set for public meeting on or after May 6, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: March 18, 2025  
xc: FM, Fire, COB/NS

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>	\$ 1,675,000	\$ 0	\$ 1,675,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Development Impact Fees (100%) - Western Riverside County Fire Facilities Fund 30505 - Approved as Item 3.30 on 01/25/2022</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 24/25</b>	

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

**BACKGROUND:**

**Summary**

Pursuant to Government Code Section 25350, the County of Riverside, a political subdivision of the State of California (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 authorize or consummate the purchase.

Through this action, the County intends to authorize Facilities Management – Real Estate Division (FM-RE) to pursue the purchase of the fee simple interests in certain real property located in the unincorporated area of French Valley, County of Riverside, State of California. The subject property consists of a single-family residence of 4,101 square feet with a detached 3-car garage on 2.71 acres, further identified as Assessor’s Parcel Number (APN) 476-090-013, which is currently owned by Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019 (Seller).

The County is acquiring the parcel for the purpose of creating a site to construct a future fire station for this region of the County. The acquisition price is the amount of One-Million, Six-Hundred and Seventy-Five Thousand Dollars (\$1,675,000) to Seller for the acquisition. The purchase price represents a fair market value based on a recent appraisal.

FM-RE expects to return to the Board of Supervisors with its Authorization to Purchase and consideration of a Purchase and Sales Agreement in April 2025 once it has completed its required public notice and due diligence. Resolution No. 2025-060 has been reviewed and approved by County Counsel as to legal form.

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

**Impact on Residents and Businesses**

The acquisition of the Property will provide the County with a centralized location for a future Fire Station that will provide improved safety and response times in this rapidly growing community. The residents and businesses of the County will be served well with the presence of a future Fire Station through this acquisition.

**Additional Fiscal Information**

All costs associated with the acquisition of this Property by Facilities Management Real Estate Division will be fully reimbursed by Development Impact Fees in FY 24/25.

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2025-060

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      3/6/2025

1 Board of Supervisors

County of Riverside

2 Resolution No. 2025-060

3 Notice of Intention to Purchase Real Property

4 in the Unincorporated Area of French Valley,

5 County of Riverside, State of California,

6 Assessor's Parcel Number 476-090-013

7  
8 WHEREAS, Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019  
9 ("Seller"), is the owner of certain real property located in the Unincorporated Area of  
10 French Valley, County of Riverside, State of California, containing approximately 2.71  
11 acres of land and improvements, located at 34835 Sally Street, Winchester, California,  
12 92596, identified as Assessor's Parcel Number 476-090-013 ("Property");

13 WHEREAS, the County of Riverside, a political subdivision of the State of  
14 California ("County"), desires to purchase the Property from the Seller, and Seller  
15 desires to sell his Property to County and move forward with the transaction; and

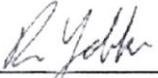
16 WHEREAS, the County intends for the Property to be the future site of the  
17 French Valley Fire Station.

18 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
19 the Board of Supervisors of the County of Riverside in regular session assembled on  
20 March 18, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the  
21 Government Code, that this Board, at its public meeting on or after May 6, 2025 at 9:30  
22 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the  
23 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,  
24 intends to authorize the purchase of the Property located in the Unincorporated Area of  
25 French Valley, County of Riverside, State of California, identified as Assessor's Parcel  
26 Number 476-090-013, and consisting of approximately 2.71 acres of land, more  
27 particularly described in Exhibit "A" Legal Description, attached hereto, in the amount  
28 not to exceed One-Million, Six-Hundred and Seventy-Five Thousand Dollars

1 (\$1,675,000) to the Seller, pursuant to terms and conditions in an Agreement of  
2 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  
7 APPROVED AS TO FORM  
8 Minh C. Tran  
9 COUNTY COUNSEL

10   
11 \_\_\_\_\_  
12 Ryan Rabko, Deputy

13 ROLL CALL:

14 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

15 Nays: None

16 Absent: None

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

19 KIMBERLY A. RECTOR, Clerk of said Board

20  
21 By:   
22 Deputy

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DC:il/07082024/454FR/40.229

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Riverside and described as follows:

PARCEL 2 AND LOT "C" OF PARCEL MAP 12835, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE 95 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN 476-090-013

# COUNTY FIRE

34835 Sally Street APN 476-090-013



- Legend
- County Boundary
  - City Boundaries
  - Parcels, County
  - County Centerline Names
  - County Centerlines
  - 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



REPORT PRINTED ON... 12/12/2024 10:41:26 AM

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**The Press-Enterprise**

3512 14th Street  
Riverside, CA 92501  
Willoughby, OH 44096  
951-368-9222  
951-368-9018 FAX

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

.....

*Account Number:* 5209148

*Ad Order Number:* 0011725615

*Customer's Reference* Resolution No. 2025-060  
*/ PO Number:* / NOI

*Publication:* The Press-Enterprise

*Publication Dates:* 03/24/2025, 03/31/2025, 04/07/2025

*Amount:* \$3,046.80

*Payment Amount:* \$0.00

**Invoice Text: Board of Supervisors County of Riverside  
Resolution No. 2025-060  
Notice of Intention to Purchase Real Property  
in the Unincorporated Area of French Valley,  
County of Riverside, State of California,  
Assessor's Parcel Number 476-090-013**

WHEREAS, Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019 ("Seller"), is the owner of certain real property located in the Unincorporated Area of French Valley, County of Riverside, State of California, containing approximately 2.71 acres of land and improvements, located at 34835 Sally Street, Winchester, California, 92596, identified as Assessor's Parcel Number 476-090-013 ("Property");

WHEREAS, the County of Riverside, a political subdivision of the State of California ("County"), desires to purchase the Property from the Seller, and Seller desires to sell his Property to County and move forward with the transaction; and

WHEREAS, the County intends for the Property to be the future site of the French Valley Fire Station.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on March 18, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after May 6, 2025 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 French Valley, County of Riverside, State of California, identified as Assessor's Parcel Number 476-090-013, and consisting of approximately 2.71 acres of land, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed One-Million, Six-Hundred and Seventy-Five Thousand Dollars (\$1,675,000) to the Seller, 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**

The land referred to herein is situated in the State of California, County of Riverside and described as follows:

PARCEL 2 AND LOT "C" OF PARCEL MAP 12835, IN THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE 95 OF 11 PARCEL MAPS IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY

APN 476-090-013

**ROLL CALL:**

Ayes: Medina, 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 **March 18, 2025**.

KIMBERLY A. RECTOR, Clerk of said Board  
By: Naomy Sicra, Clerk of the Board Assistant

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Dated: March 19, 2025 Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant

Published The Press-Enterprise March 24, 31, April 7, 2025

# The Press-Enterprise

3512 14th Street  
Riverside, CA 92501  
Willoughby, OH 44096  
951-368-9222  
951-368-9018 FAX

5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Resolution No. 2025-060 / NOI

**FILE NO. NOI**

## PROOF OF PUBLICATION

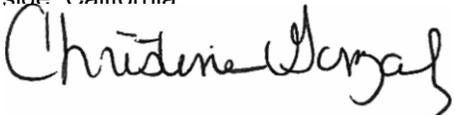
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

**03/24/2025, 03/31/2025, 04/07/2025**

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

Date: April 07, 2025.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011725615**

**Ad Copy:**

**Board of Supervisors**

**County of Riverside**

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Assessor's Parcel Number 476-090-013**

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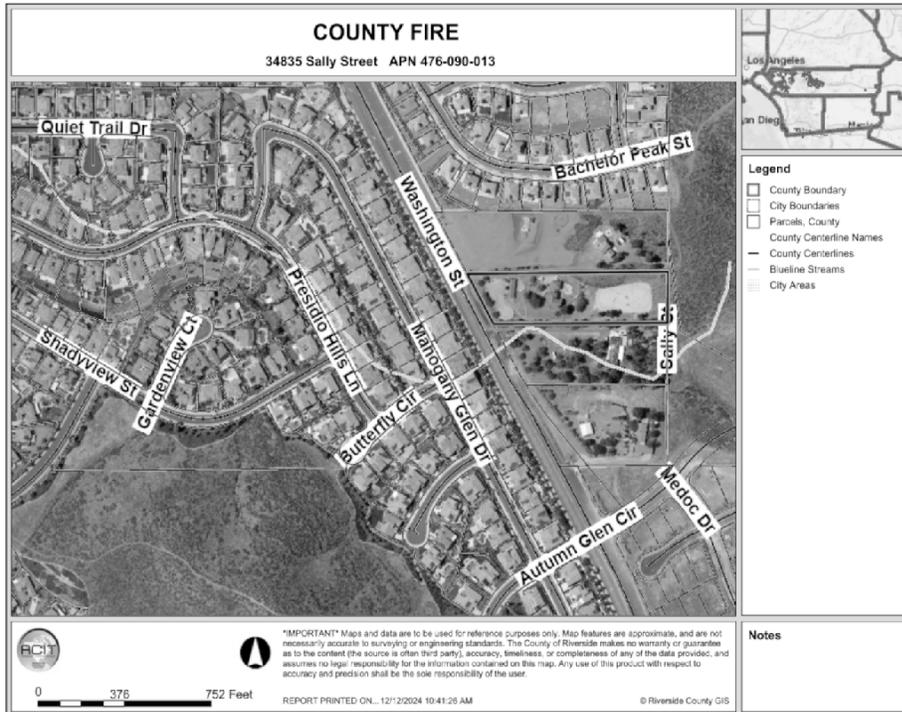
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PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN 476-090-013



**ROLL CALL:**

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
 Nays: None  
 Absent: None

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KIMBERLY A. RECTOR, Clerk of said Board  
 By: Naomy Sicra, Clerk of the Board Assistant

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Dated: March 19, 2025

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 By: Naomy Sicra, Clerk of the Board Assistant

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