

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



**ITEM: 3.18
(ID # 28954)**

MEETING DATE:
Tuesday, October 07, 2025

FROM : FACILITIES MANAGEMENT AND FIRE

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-273, Notice of Intention to Purchase Real Property in the Unincorporated Area of French Valley, County of Riverside, State of California, Assessor's Parcel Number 476-090-012 by Grant Deed from Jessee May and Kayla May, Trustees of the May Family Trust; 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. 2025-273, Notice of Intention to Purchase Real Property in the Unincorporated Area of French Valley, County of Riverside, State of California, Assessor's Parcel Number 476-090-012;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property from Jessee May and Kayla May, Trustees of the May Family Trust, 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.

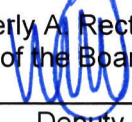
ACTION:Policy, CIP


Vincent Yzaguirre 9/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez 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 4, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: October 7, 2025
xc: FM-RE, COB/NS

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,675,000	\$ 0	\$ 1,675,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Development Impact Fees (100%) - Western Riverside County Fire Facilities Fund 30505			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

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 2,520 square feet on 3.75 acres, further identified as Assessor’s Parcel Number (APN) 476-090-012, which is currently owned by Jesse May and Kayla May, Trustees of the May Family Trust (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 the 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 November 2025, once it has completed its required public notice and due diligence. Resolution No. 2025-273 has been reviewed and approved by County Counsel as to legal form.

The acquisition of this property is contiguous to APN 476-090-013, a 2.71-acre property the County recently acquired on August 8, 2025. The Notice of Authorization was approved by the Board of Supervisors on May 6, 2025, under Minute Order 3.14. Together, these contiguous parcels will provide the County with ample property for the future construction of a new French Valley Fire Station.

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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 (DIF) in FY 2025/26. The DIF funds were committed for this fire station by the Board of Supervisors on January 25, 2022, under Minute Order 3.30.

ATTACHMENTS:

- Aerial Image
- Resolution No. 2025-273



Sarah Franco, Assistant County Executive Officer 9/30/2025



Aaron Gettis, Chief of Deputy County Counsel 9/30/2025

1 **Board of Supervisors**

County of Riverside

2 **Resolution No. 2025-273**

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 476-090-012**

7
8 WHEREAS, Jessee May and Kayla May, Trustees of the May Family Trust
9 ("Seller"), is the owner of certain real property located on in the Unincorporated Area of
10 French Valley, County of Riverside, State of California, containing approximately
11 3.75 acres of land and improvements, located at 34795 Sally Street, French
12 Valley, California, 92596, identified as Assessor's Parcel Number 476-090-012
13 ("Property");

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

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

19 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by
20 the Board of Supervisors of the County of Riverside in regular session assembled on or
21 after October 7, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350
22 of the Government Code, that this Board, at its public meeting on or after November
23 4, 2025 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of
24 Supervisors located on the 1st floor of the County Administrative Center, 4080
25 Lemon Street, Riverside, California, intends to authorize the purchase of the Property
26 located in the Unincorporated Area of French Valley, County of Riverside, State of
27 California, identified as Assessor's Parcel Number 476-090-012, and consisting of
28 approximately 3.75 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-

1 Five Thousand Dollars (\$1,675,000) to the Seller, pursuant to terms and conditions in
2 an 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.

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26 JC:il/09242025/016FR/40.304

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3 RESOLUTION NO. 2025-273

4 NOTICE OF INTENT TO PURCHASE REAL PROPERTY
5 IN THE UNINCORPORATED AREA OF FRENCH VALLEY,
6 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
7 ASSESSOR'S PARCEL NUMBER 476-090-012

8 ROLL CALL:

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

10 Nays: None

11 Absent: None

12 Abstain: None

13
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
15 Supervisors on the date therein set forth.

16 KIMBERLY A. RECTOR, Clerk of said Board

17
18
19 By:  _____

20 Deputy

EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): 476-090-012

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AND LOT B OF PARCEL MAP 12,835, 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, CALIFORNIA.

34795 Sally Street, French Valley CA, 92596
APN: 476-090-012



Legend

County Centerline Names



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

District: 3
Acres: 3.75

0 189 377 Feet

REPORT PRINTED ON... 9/8/2025 9:52:57 AM

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THE PRESS-ENTERPRISE

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3512 14 Street
Riverside, California 92501
(951) 368-9229
cgonzales@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>	0011759743
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	10/13/2025, 10/20/2025 and 10/27/2025
<i>Total Amount:</i>	\$2444.83
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$2444.83
<i>Notice ID:</i>	T8tMIFt4iSYhy8VFmOAV
<i>Invoice Text:</i>	Board of Supervisors County of Riverside Resolution No. 2025-273 Notice of Intention to Purchase Real Property in the Unincorporated Area of French Valley, County of Riverside, State of California, Assessor's Parcel Number 476-090-012 WHEREAS, Jesse May and Kayla May, Trustees of the May Family Trust ("Seller"), is the owner of certain real property located on in the Unincorporated Area of French Valley, County of Riverside, State of California, containing approximately 3.75 acres of land and improvements, located at 34795 Sally Street, French Valley, California, 92596, identified as Assessor's Parcel Number 476-090-012 ("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 or after October 7, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after November 4, 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 476-090-012, and consisting of approximately 3.75 acres of land, more particularly described in Exhibit "A" Legal Description,

THE PRESS-ENTERPRISE

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The Press-Enterprise
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: 0011759743

FILE NO. 0011759743

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:

10/13/2025, 10/20/2025, 10/27/2025

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

Date: October 27, 2025.

At: Riverside, California



Signature

Board of Supervisors

County of Riverside

**Resolution No. 2025-273
Notice of Intention to Purchase Real Property
in the Unincorporated Area of French Valley,
County of Riverside, State of California,
Assessor's Parcel Number 476-090-012**

WHEREAS, Jesse May and Kayla May, Trustees of the May Family Trust ("Seller"), is the owner of certain real property located on in the Unincorporated Area of French Valley, County of Riverside, State of California, containing approximately 3.75 acres of land and improvements, located at 34795 Sally Street, French Valley, California, 92596, identified as Assessor's Parcel Number 476-090-012 ("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 or after October 7, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after November 4, 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 476-090-012, and consisting of approximately 3.75 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**

For APN/Parcel ID(s): 476-090-012

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AND LOT B OF PARCEL MAP 12,835, 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, CALIFORNIA.

ROLL CALL:

Ayes: Medina, Splegel, 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 7, 2025**.

KIMBERLY A. RECTOR, Clerk of said Board
By: Naomi 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: October 8, 2025 Kimberly A. Rector,
Clerk of the Board
By: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 10/13, 10/20, 10/27/25