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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 25, 2003

SUBJECT: GROUND LEASE BETWEEN LAKE RIVERSIDE ESTATES COMMUNITY ASSOCIATION, LESSOR AND COUNTY OF RIVERSIDE

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Ground Lease and authorize the Chairman of the Board to execute same on behalf of the County.

BACKGROUND: On November 1, 2002 the Fire Department entered into a Ground Lease with the Lake Riverside Estates Community Association in order to provide a site for a temporary Fire Station. The Department installed a modular unit on the site and utilized the Association's apparatus bay located on the premises at no cost to the County. The Fire Department provides fire protection and medic services to the communities of Aguanga and Lake Riverside from this location. The current temporary site is not suitable for a permanent station, and, the Association has advised the department they plan on expanding their community center, therefore it will be necessary for the Fire Department to relocate to another area.

(Continued on Page 2)

Departmental Concurrence

*David Barclay
for Chief Marshal*

MJS:TW:sh
8.783

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
SOURCE OF FUNDS: N/A			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

[Signature]

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: **RECEIVED VIA E-MAIL** District: 5 Agenda Number:

3.9

BOARD OF SUPERVISORS

Form 11: GROUND LEASE BETWEEN LAKE RIVERSIDE ESTATES
COMMUNITY ASSOCIATION, LESSOR AND COUNTY OF
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BACKGROUND: (Continued)

The Association, recognizing the value of having these critical life saving services located close to their community has provided an alternative site for the department to consider. This site is suitable for a permanent facility and is located on a corner lot easily accessible to State Highway 371. The attached Ground Lease allows the Fire Department to utilize the proposed site in perpetuity (99 years) at no cost to the County as long as a permanent Fire Station is constructed on the site at some future date. Although the department is still in the planning stages of determining future station sites throughout the County's unincorporated areas, the Fire Department believes it would be advantageous for the County to enter into this agreement at this time. The agreement can be terminated if a decision is made by the County not to build a station at this location.

This Ground Lease has been approved as to form by County Counsel.