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

**FROM:** Economic Development Agency/Facilities Management

**SUBMITTAL DATE:**  
December 30, 2014

**SUBJECT:** Resolution No. 2015-006, Notice of Intention to Purchase Real Property Located in Hemet, District 3

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

1. Adopt Resolution No. 2015-006, Notice of Intention to Purchase Real Property identified as Riverside County Assessor's Parcel Number 439-100-006;
2. Authorize the Real Estate Division of the Economic Development Agency to negotiate for the purchase of .474 acres of vacant land for an estimated \$82,000 and to incur typical transaction costs including staff time, appraisal cost, title insurance, environmental review and other due diligence costs not to exceed \$16,830;

(Continued)

**FISCAL PROCEDURES APPROVED**  
**PAUL ANGULO, CPA, AUDITOR-CONTROLLER**  
BY: Esteban Hernandez 12/23/14

Robert Field  
Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** N/A  
**Budget Adjustment:** NO  
**For Fiscal Year:** 2014/15

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

APPROVE  
BY: Rohini Dasika  
Rohini Dasika

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY: Anita C. Williams 12-17-14  
ANITA C. WILLIAMS, State Concurrence DATE

By: Lisa Brandl  
Lisa Brandl  
Director of Purchasing and Fleet Services

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: | District: 3 | Agenda Number:

3-5

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

Economic Development Agency/Facilities Management

**FORM 11:** Resolution No. 2015-006, Notice of Intention to Purchase Real Property Located in Hemet, District 3

**DATE:** December 30, 2014

**PAGE:** 2 of 2

**RECOMMENDED MOTION:** (Continued)

3. Direct the Clerk of the Board to advertise in accordance with Section 6063 of the Government Code.

**BACKGROUND:**

**Summary**

Fleet Services is responsible for managing the County's light vehicle fleet to provide reliable and safe transportation for a wide range of local government functions. The services to County Departments include: purchasing the best vehicles to meet the operational needs of departments, maintaining and servicing vehicles in a cost effective manner, and monitoring the use of vehicles in accordance with policies established by the Board of Supervisors.

The Hemet Riverside County Fleet Service facility adjacent to 824 N. State Street, which serves fleet service needs in southwestern Riverside County, is considering redesigning its facility to improve operational functionality. The current configuration of the service building has the service bay doors on the north side, immediately adjacent to the fuel pumps, which creates ingress/egress and other logistical challenges for County employees as they refuel and for Fleet employees working on vehicles in the service garage. Acquiring land south of the service garage would allow for the addition of rollup doors on the south side of the building and provide better ingress/egress and eliminate access and safety concerns.

In order to accomplish a future improvement of the existing facility and improve operational functionality, the County is negotiating the purchase of the property identified as Assessor's Parcel Number 439-100-006, situated south of the Fleet Service site.

The real estate due diligence costs are for a not-to-exceed amount of \$16,830. These costs, as well as the cost of acquisition will be fully funded through the Fleet Services Department budget. Board authorization for all associated costs will be requested after due diligence activities have been completed and approval of authorization to purchase the land is required.

**Impact on Citizens and Businesses**

The impact to the Fleet Service Center will be positive as the potential acquisition for the vacant parcel located contiguous to the subject property will allow for a future improvement project. In addition, the eventual construction phase will provide important construction jobs throughout the construction phase.

**Attachment:**

Aerial photograph

# HEMET FLEET SERVICES EXPANSION

APN 439-100-006



2

3 **RESOLUTION NO. 2015-006**

4 **NOTICE OF INTENTION TO PURCHASE REAL PROPERTY**

5 **LOCATED AT 824 N. STATE STREET,**

6 **CITY OF HEMET, CALIFORNIA**

7 (Assessor's Parcel Number 439-100-006)

8

9 **WHEREAS**, the County of Riverside owns and operates a County Fleet Service  
 10 site adjacent to 824 N. State Street, Hemet, CA. The Fleet Service facility provides  
 11 maintenance and services to light fleet vehicles for the County of Riverside;

12 **WHEREAS**, the facility is deemed deficient due to its orientation and current  
 13 design, presenting challenges to daily operations;

14 **WHEREAS**, the County is negotiating a purchase for the property identified as  
 15 Assessor's Parcel Number 439-100-006, situated south of the existing County Fleet  
 16 Service property; and

17 **WHEREAS**, the potential acquisition would allow for additional space to modify  
 18 the current design of the Fleet Service facility and improve operational functionality.

19 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of  
 20 Supervisors of the County of Riverside in regular session assembled on January 13,  
 21 2015, and **NOTICE IS HEREBY GIVEN**, pursuant to Section 25350 of the Government  
 22 Code that this Board at its public meeting on or after February 10, 2015, at 9:00 a.m. in  
 23 the meeting room of the Board of Supervisors located on the 1st floor of the County  
 24 Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize a  
 25 transaction in which the County of Riverside will purchase certain real property located  
 26 adjacent to 824 N. State Street in the City of Hemet, County of Riverside, California,  
 27 identified as Assessor's Parcel Number 439-100-006, more particularly described as  
 28

FORM APPROVED COUNTY COUNSEL  
 BY: PATRICIA JUNGBOEN  
 1/13/15  
 DRJ

1 Exhibit "A" attached hereto and thereby made a part hereof consisting of approximately  
2 0.474 acres of vacant land at a purchase price not-to-exceed \$82,000.

3 BE IT FURTHER RESOLVED AND DETERMINED that the Real Estate  
4 Division of EDA is expected to expend approximately \$16,830 for typical transaction  
5 costs including staff time, title insurance, environmental report, and other due diligence  
6 studies of the property.

7 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
8 Supervisors is directed to give notice hereof as provided in Section 6063 of the  
9 Government Code.

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## **EXHIBIT "A"**

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

That portion of the South half of the West half of Lot 124 and of the West half of Lot 128 of Estudillo Land and Water Company's Addition to San Jacinto as shown by map on file in Book 9, Page 410 of Maps, San Diego Recorders, described as follows:

Beginning at a point on the center line of State Street, 675 feet North on said center line from the center line of Menlo Avenue; thence East parallel with the center line of Menlo Avenue, 313 feet for the true point of beginning; thence South, parallel with the center line of State Street, 73 feet; thence East, parallel with the center line of Menlo Avenue, 285 feet, to the West line of the Atchison, Topeka & Santa Fe Railroad right of way; thence North, along the West line of said right of way, 73 feet; thence West, parallel with the center line of Menlo Avenue, 285 feet to the true point of beginning.

Assessor's Parcel No: 439-100-006