

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS DATE 10/15/15  
Departmental Conference

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

926



FROM: Economic Development Agency

SUBMITTAL DATE:  
October 29, 2015

SUBJECT: Resolution No. 2015-210, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$1,612,400]; CIP Fund 30705

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-210, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, identified with Assessor's Parcel Numbers 310-082-009, 310-090-013, and 310-090-014;
2. Authorize the Economic Development Agency to negotiate the purchase of the subject property from the City of Perris, a municipal corporation at a price not-to-exceed \$1,550,000;

(Continued)

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: Susana Garcia-Bocanegra 10/29/15

Robert Field  
Robert Field  
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 1,612,400	\$ 0	\$ 1,612,400	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: CIP Fund 30705				Budget Adjustment: No	
				For Fiscal Year: 2015/16	

C.E.O. RECOMMENDATION:

APPROVE

REVIEWED BY CIP

Ivan M. Chand

BY:

Debra Cournoyer

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

3-21

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-210, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$1,612,400]; CIP Fund 30705

**DATE:** October 29, 2015

**PAGE:** 2 of 3

## **RECOMMENDED MOTION:** (Continued)

3. Authorize the EDA/ Real Estate Division to incur typical transaction costs including staff time, appraisal cost, title insurance, environmental review and other due diligence costs not to exceed \$62,400; and
4. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063.

## **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 the board will meet to consummate the purchase. Through this Board action, the County intends to authorize a purchase of fee simple interests in real property located in the City of Perris, County of Riverside, State of California, identified with Assessor's Parcel Numbers 310-082-009, 310-090-013, and 310-090-014 by Grant Deed from the City of Perris, more particularly described in Exhibit A, Legal Description, attached hereto, and depicted on the attached Map.

The Economic Development Agency Real Estate Division (EDA) on behalf of Riverside County Fire Department (RCFD) proposes that the County of Riverside purchase the fee interest in real property with certain improvements situated thereon, including a two building complex containing approximately 16,089 square foot of office space on a 7.12 acre site in the City of Perris. The property at 403 and 405 E. 4<sup>th</sup> Street is located at the southeast corner of 4<sup>th</sup> and G Streets in the City of Perris and also identified with Assessor's Parcel Numbers 310-082-009, 310-090-013, and 310-090-014.

The RCFD Administration currently occupies office space at Fire Headquarters located in the City of Perris. It has been determined that the current offices no longer meet the needs of the Fire Department. Fire is seeking to acquire existing space in the City of Perris for a portion of Fire's administrative functions; specifically Finance, Contracts, Human Resources, and Communications/IT. It will also allow the Fire Department to accommodate a radio communications installation shop, which will result in a savings of approximately \$300,000 annually.

RCFD needs a minimum 12,000 square feet of space to accommodate thirty-five plus employees. This facility will mainly serve Fire Department internal customers. The current facility lacks expansion space and is over fifty years old and RCFD has out grown the current facility. There is no room for expansion. RCFD have utilized temporary trailers as much as possible at this location. In addition, the future street development by the City of Perris will eliminate the current parking area predominately used for fire trucks and other departmental vehicles. The compound will be split in two by the extension of the existing road.

The City of Perris formerly used this proposed facility as a police station. RCFD has been seeking additional office space to lease, but determined that it was more cost effective for the County to purchase the property rather than leasing the property.

### **Impact on Residents and Businesses**

The acquisition of this site and facility will benefit the community of the City of Perris. The purchase of this facility will result in the department's presence in the community for many years. The rehabilitation of the buildings and the property in general will bring a benefit to a mixed-use area, as the current buildings and properties have been unoccupied for some time.

Resolution No. 2015-210 has been reviewed and approved by County Counsel as to legal form.

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-210, Notice of Intention to Purchase Real Property in the City of Perris, County of Riverside, California, District 5, [\$1,612,400];CIP Fund 30705**DATE:** October 29, 2015**PAGE:** 3 of 3**SUPPLEMENTAL:****Additional Fiscal Information**

The following summarizes the funding necessary for the acquisition of the Real Property with Assessor's Parcel Numbers 310-082-009, 310-090-013, and 310-090-014:

Acquisition:	\$ 1,550,000
Estimated Title and Escrow Charges:	5,000
Preliminary Title Report	400
County Appraisal	7,000
Environmental Studies	15,000
Inspection	7,000
County Staff Time includes EDA Real Estate, EDA Environmental and County Counsel	28,000
Total Estimated Acquisition Costs (Not to exceed)	\$1,612,400

All costs associated with the acquisition of this property are fully funded by a temporary transfer of DIF Operations Fund – Western Riverside County Fire Facilities Fund (30505) to County Capital Improvement Fund 30705. Fire will be using budgeted operating dollars to repay the temporary transfer from the DIF account. A companion item authorizing the temporary transfer of DIF funds and the repayment terms is being considered by the Board of Supervisors on today's agenda.

**Attachments:**

Exhibit A

Resolution No. 2015-210

Aerial Image

## **EXHIBIT "A"**

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

Lot(s) "A", "B", "C", "D" and "E" of Block 1 and Lot(s) "C", "D" and "E" and the Southerly 10 feet of Lot "B" in Block 2 of Figadota Farms No. 5, as shown by Map on file in Book 16, Page 78 of Maps, Riverside County Records, together with the East 300 feet of West 330 feet of Lettered Lot "R" (Seventh Street) adjoining the South line of Lot "E" in Block 1 of said Figadota Farms No. 5, as abandoned by Resolution of Board of Supervisors of Riverside County, a certified copy of which was recorded June 3, 1952 in Book 1375, Page 128 Official Records in the City of Perris, County of Riverside, State of California, in the Office of the County Recorder of Riverside County.

Tax Assessor's Number(s): 310-082-009-9 and 310-090-013-7 and 310-090-014-8

Board of Supervisors

County of Riverside

Resolution No. 2015-210

Notice of intention to Purchase Real Property

Located In the City of Perris, County of Riverside, State of California

Assessor's Parcel Numbers: 310-082-009, 310-090-013, and 310-090-014

WHEREAS, City of Perris, a municipal corporation, ("Seller"), is the owner of certain real property located in the City of Perris, County of Riverside, State of California, consisting of approximately 7.12 acres of land, with certain improvements situated thereon, including an office complex with approximately 16,089 square feet of office area in two buildings, identified with Assessor's Parcel Numbers 310-082-009, 310-090-013, and 310-090-014 ("Property"); and

WHEREAS, the Fire Department Administration ("Fire") currently occupies office space at Fire Headquarters located in the City of Perris; and

WHEREAS, it has been determined that the current offices no longer meet the needs of the Fire Department and is seeking to acquire new space in the City of Perris for a portion of Fire's administrative functions; specifically Finance, Contracts, Human Resources, and Communications/IT; and

WHEREAS, the current facility is over fifty years old and Fire has out grown the facility with no room for expansion; and

WHEREAS, the City of Perris formerly used this facility as a police station and no longer needs this property; and

WHEREAS, Fire has been seeking additional office space to lease, but determined that is was more cost effective for the County to purchase the Property versus leasing the Property; and

WHEREAS, the County, on behalf of its Fire Department, desires to purchase the Property from the City of Perris and City of Perris desires to sell the Property to County and move forward with the transaction; now, therefore,

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* DATE: *10-15-15*

1 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of  
2 Supervisors of the County of Riverside in regular session assembled on December 8,  
3 2015, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government  
4 Code, that this Board, at its public meeting on or after January 5, 2016, at 9:00 a.m. or  
5 soon thereafter, in the meeting room of the Board of Supervisors located on the 1<sup>st</sup>  
6 floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,  
7 intends to authorize the purchase of the Property located in the City of Perris, County  
8 of Riverside, State of California, identified with Assessor's Parcel Numbers 310-082-  
9 009, 310-090-013, and 310-090-014, consisting of a 12,619 square feet office building  
10 and an additional 3,470 secondary building on approximately 7.12 acres of land, more  
11 particularly described in Exhibit "A" Legal Description, from the City of Perris, in the  
12 amount not to exceed One Million Five Hundred Fifty Thousand Dollars  
13 (\$1,550,000.00), pursuant to terms and conditions in an Agreement of Purchase and  
14 Sale to be negotiated between the County and Seller.

15 BE IT FURTHER RESOLVED AND DETERMINED that the Economic  
16 Development Agency is authorized to expend a not-to-exceed amount of Sixty Two  
17 Thousand Four Hundred Dollars (\$62,400) to complete due diligence on the property,  
18 consisting of a preliminary title report, appraisal costs, environmental studies,  
19 Economic Development Agency staff time, and miscellaneous other studies as may be  
20 deemed necessary.

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

## **EXHIBIT "A"**

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

Lot(s) "A", "B", "C", "D" and "E" of Block 1 and Lot(s) "C", "D" and "E" and the Southerly 10 feet of Lot "B" in Block 2 of Figadota Farms No. 5, as shown by Map on file in Book 16, Page 78 of Maps, Riverside County Records, together with the East 300 feet of West 330 feet of Lettered Lot "R" (Seventh Street) adjoining the South line of Lot "E" in Block 1 of said Figadota Farms No. 5, as abandoned by Resolution of Board of Supervisors of Riverside County, a certified copy of which was recorded June 3, 1952 in Book 1375, Page 128 Official Records in the City of Perris, County of Riverside, State of California, in the Office of the County Recorder of Riverside County.

Tax Assessor's Number(s): 310-082-009-9 and 310-090-013-7 and 310-090-014-8

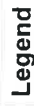


**APNs: 310-082-009, 310-090-013 and 310-090-014**



0 472 944 Feet

© Riverside County TLMA GIS



- 

## Notes