

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

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
Susana Garcia-Bocanegra

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 Courmoyer

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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 January 5, 2016 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: December 8, 2015
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board

By: Kecia Harper-Ihem
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

3-21

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

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. 4th Street is located at the southeast corner of 4th 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

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

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,

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 1st
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.

24 ROLL CALL:

25 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
26 Nays: None
27 Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board

By

Page 2 of 2

Deputy

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

City of Perris

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



- Legend**
- ☐ RCLIS Parcels
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

"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.



0 472 944 Feet



REPORT PRINTED ON... 9/1/2015 2:32:57 PM

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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
12/15/15	0010119013		PE Riverside	2 x 130 Li	377.00
12/22/15	0010119013		PE Riverside	2 x 130 Li	338.00
12/29/15	0010119013		PE Riverside	2 x 130 Li	338.00

Invoice text: Res. 2015-210

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 JAN - 8 AM 11:06

EDA
3-21 of 12/8/15

Placed by: Cecilia Gil

Legal Advertising Invoice

BALANCE DUE

1,053.00

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
Maria Tinajero 951-368-9225	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	12/29/2015	1100141323	1100141323	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

FREEDOM
NEWS GROUP

THE PRESS-ENTERPRISE

Legal Advertising Invoice

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
12/29/2015	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,053.00	0010119013	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'P.O. BOX 1147'
RIVERSIDE, CA 92502

The Press-Enterprise
1825 Chicago Ave, Suite 100
Riverside, CA 92507

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Res. 2015-210

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:

12/15, 12/22, 12/29/2015

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

Date:
Dec 29, 2015

At: Riverside, California

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010119013-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE 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

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

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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,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 8, 2015, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after January 5, 2016, at 9:00 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 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, consisting of a 12,619 square feet office building and an additional 3,470 secondary building on approximately 7.12 acres of land, more particularly described in Exhibit "A" Legal Description, from the City of Perris, in the amount not to exceed One Million Five Hundred Fifty Thousand Dollars (\$1,550,000.00), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

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

BE IT FURTHER RESOLVED AND DETERMINED 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"

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

Lot(s) "A", "B", "C", "D", "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

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on December 8, 2015.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at,

or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: December 10, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

12/15, 22, 29