



Approval of the exchange of a portion of City-Owned real property (APN 963-060-086) for real property owned by a Third Party (APN 963-060-065) and approval for the purchase of property for the future development of Fire Station #6 to serve the community

**Murrieta Fire & Rescue Chief Bernie Molloy &
Economic Development Director, Scott Agajanian**

November 19, 2024

The Need

Tier 1 CIP Project

- This exchange directly supports a high level of **Innovative Public Safety**, a **priority** for the City of Murrieta by securing a location for **Future Fire Station #6**.
- The Citizens of Murrieta **deserve** and **expect** a high level of Public Safety to maintain **the high quality of life** that distinguishes the City of Murrieta.



The Right to Sell

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400, Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

GAVIN NEWSOM, Governor



October 16, 2024

Martha Samaniego, Management Analyst
City of Murrieta
1 Town Square
Murrieta, CA 92562

SENT VIA EMAIL TO: MSamaniego@MurrietaCA.gov

Dear Martha Samaniego:

RE: HCD's Review of the City of Murrieta's Resolution No. 24-4782 Declaring a Portion of APN 963-060-079 as "Exempt Surplus Land"

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Murrieta's (City) determination of a portion of Assessor's Parcel Number (APN) 963-060-079 (Property), as "exempt surplus land."

HCD reviewed Resolution No. 24-4782 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the subject Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(C).

Analysis

According to the Resolution, the Property consists of a portion of a vacant parcel and is identified as future APN 963-060-086. The City intends to exchange the Property with J&T Investments, Inc. for the land located at APN 963-060-065 (Exchange Property). The exchange is for the purposes of establishing the City's proposed Fire Station 6 on the Exchange Property for enhanced emergency response within the community. Furthermore, the Resolution states that none of the characteristics listed in Government Code Section 54221, subdivision (f)(2) apply to the Property.

Conclusion

Based on the documentation provided, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(C).

If you have any questions or need additional technical assistance, please contact Linda Ly, Senior Housing Policy Specialist, at Linda.Ly@hcd.ca.gov.

Sincerely,

Laura Nunn
Senior Manager, Housing Accountability Unit
Housing Policy Development

The Properties

East side of Murrieta

- **Top:** The City owns unimproved real property located at the southwest corner of Clinton Keith Road and Porth Road in the City of Murrieta (a portion of APN 963-060-079), which property is legally described and depicted on Exhibit A ("City Property").
- **Bottom:** The Private Owner owns real property located at the southeast quadrant of Clinton Keith Road and Los Alamos Road improved only as a parking lot with lights in the City of Murrieta, (APN 963-060-065) and legally described and depicted on Exhibit B ("Private Owner Property").



The Exchange

Land Swap

- City Property has a value of Five Hundred Thousand Dollars (\$500,000).
- Private Owner Property has a value of One Million Five Hundred Thousand Dollars (\$1,500,000).

Payment

- Seeking authorization of payment of \$1,000,000 to the Private Owner, which is the difference between the values of the respective properties.
- \$1,000,000 had been previously set aside for a development agreement which has since expired.



The Goal

A location for Murrieta Fire & Rescue Future Station #6 to continue to provide the Citizens of Murrieta with a high level of Innovative Public Safety.



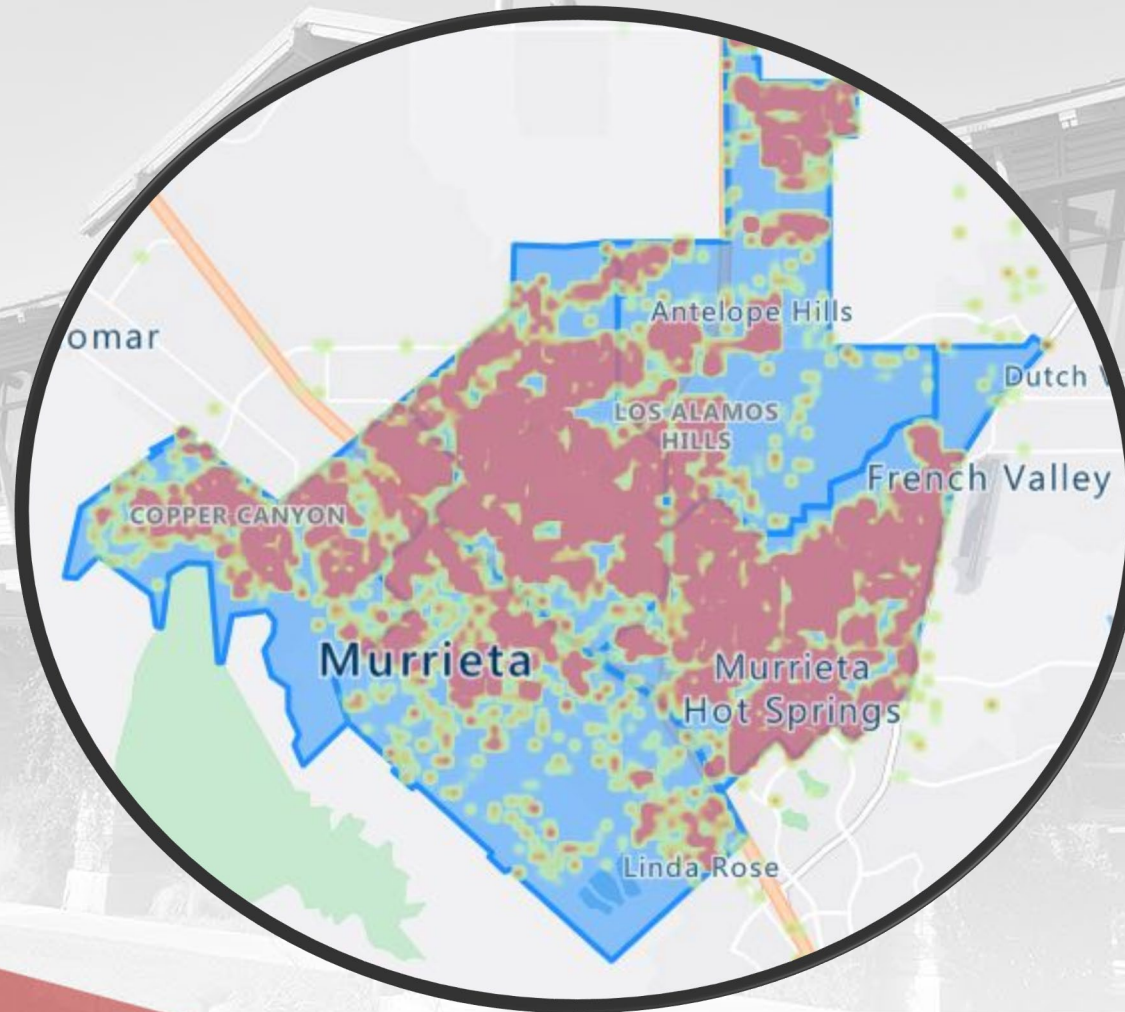


Murrieta Fire & Rescue – Future Fire Station 6

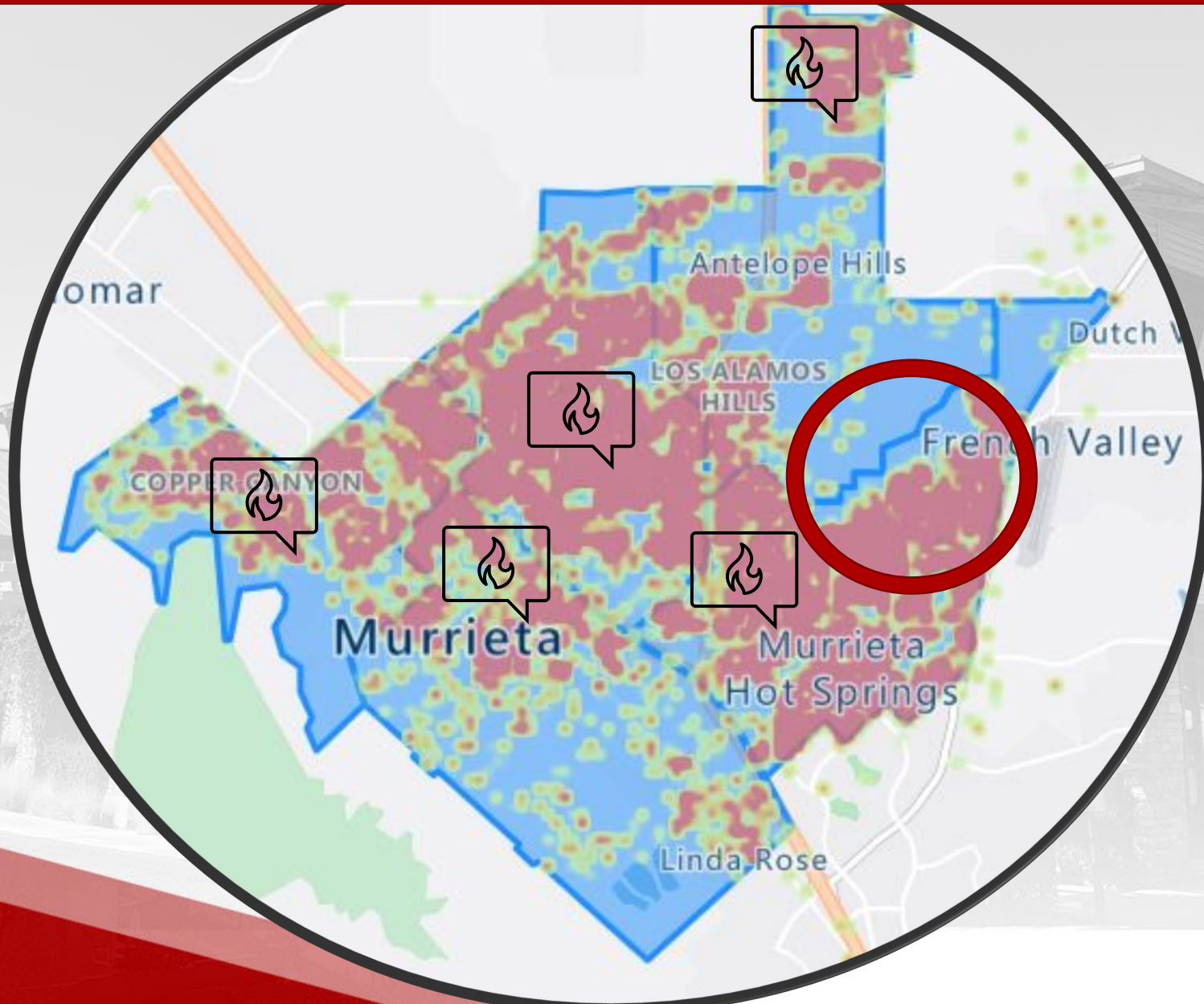
Delivering Innovative Public Safety to East Side of the city

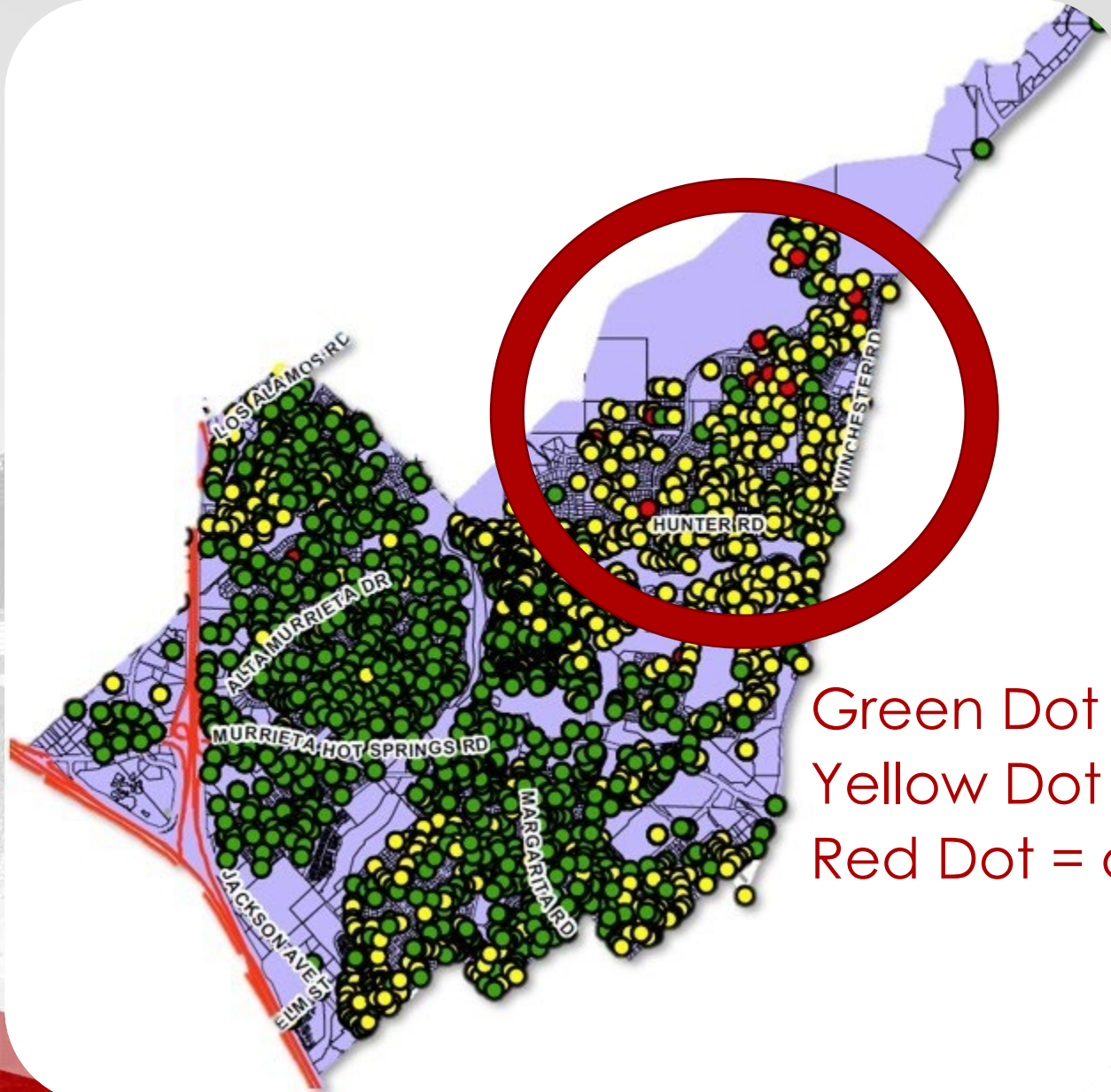


City of Murrieta Calls for Service



City of Murrieta Fire Stations





Green Dot = under 5 minutes
Yellow Dot = over 5 minutes
Red Dot = over 8 minutes

Travel Time Standards:

NFPA 1710	
Alarm Handling Time (Alarm Answer + Alarm Processing)	1:19
Turnout (Fire)	1:20 (Fire)
Turnout (EMS)	1:00 (EMS)
First Due Engine Arrival	4:00
Second Due Engine Arrival	6:00
Full ERF (Low/Moderate Hazard)	8:00 (Low/Moderate)
Full ERF (High Hazard)	10:10 (High)
Total Response Time-First Due	6:39 (Fire) 6:19 (EMS)
Total Response Time-ERF	10:39 (Low/Moderate) 12:49 (High)

*ERF- Effective Response Force (Number of resources not defined within NFPA 1710)

Murrieta Fire & Rescue Standards of Cover- Moderate Risk Fire	
Alarm Handling Time	1:30
Turnout	1:30
First Due Engine	6:00
Total Response Time-First Due	9:00
Total Response Time- ERF	15:00

*ERF-Effective Response Force (Five Apparatus and a Battalion Chief per MFR CRA-SOC)

Murrieta Fire & Rescue Standards of Cover- Moderate Risk EMS	
Alarm Handling Time	1:00
Turnout	1:00
First Due Engine	6:00
Total Response Time-First Due	8:00
Total Response Time- ERF	10:00

*ERF-Effective Response Force (Two Apparatus per MFR CRA-SOC)

*ERF-Effective Response Force (Two Apparatus per MFR CRA-SOC)

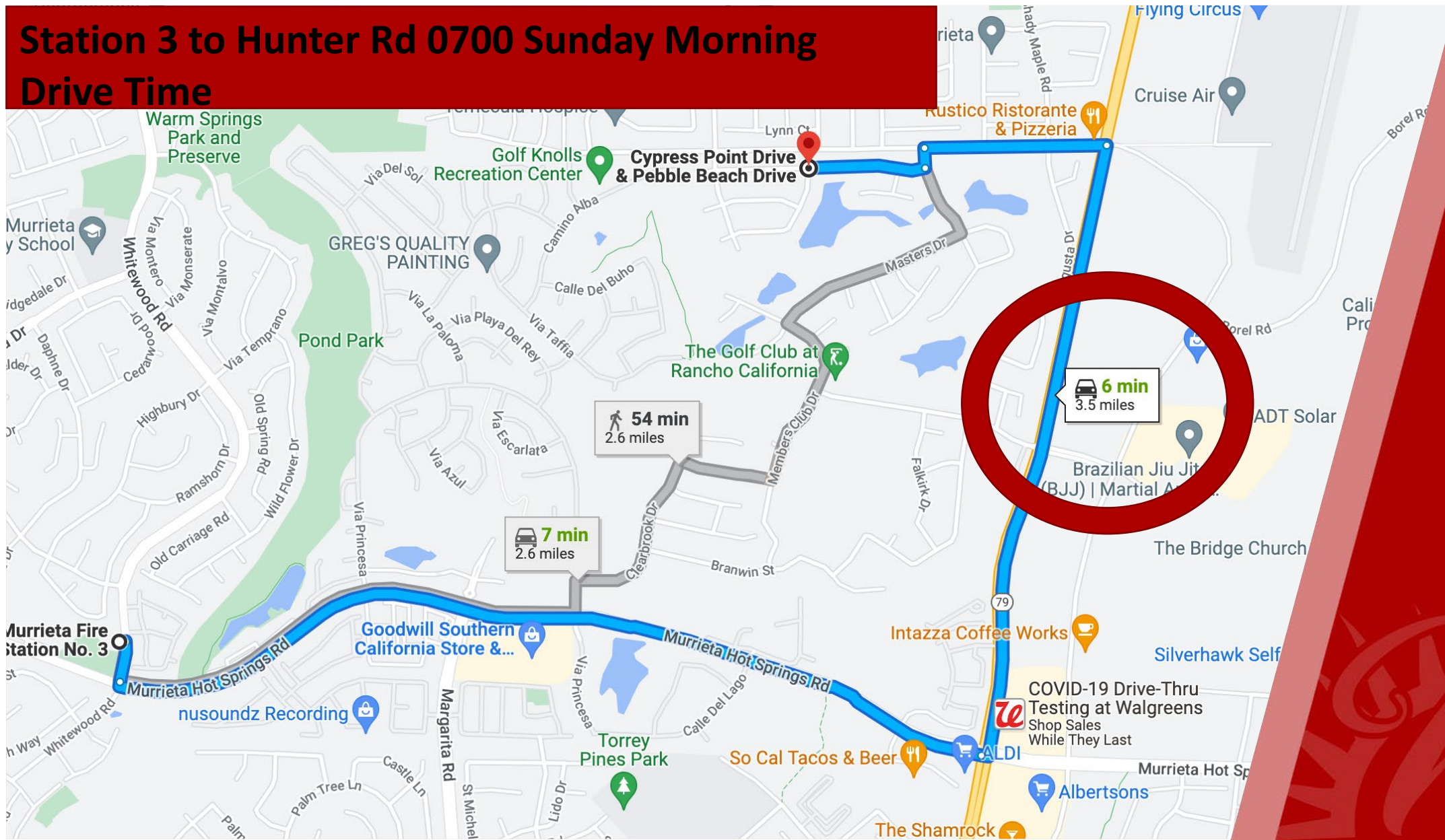
Total Response Time- ERF	10:00
Total Response Time-First Due	8:00
First Due Engine	6:00
Turnout	1:00
Alarm Handling Time	1:00



- **Response Time Standards**
 - **NFPA 1710 – National Standard**
 - On scene in 4:00
 - **City of Murrieta Standards of Cover – City adopted Standard**
 - On Scene in 6:00

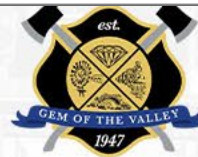


Station 3 to Hunter Rd 0700 Sunday Morning Drive Time



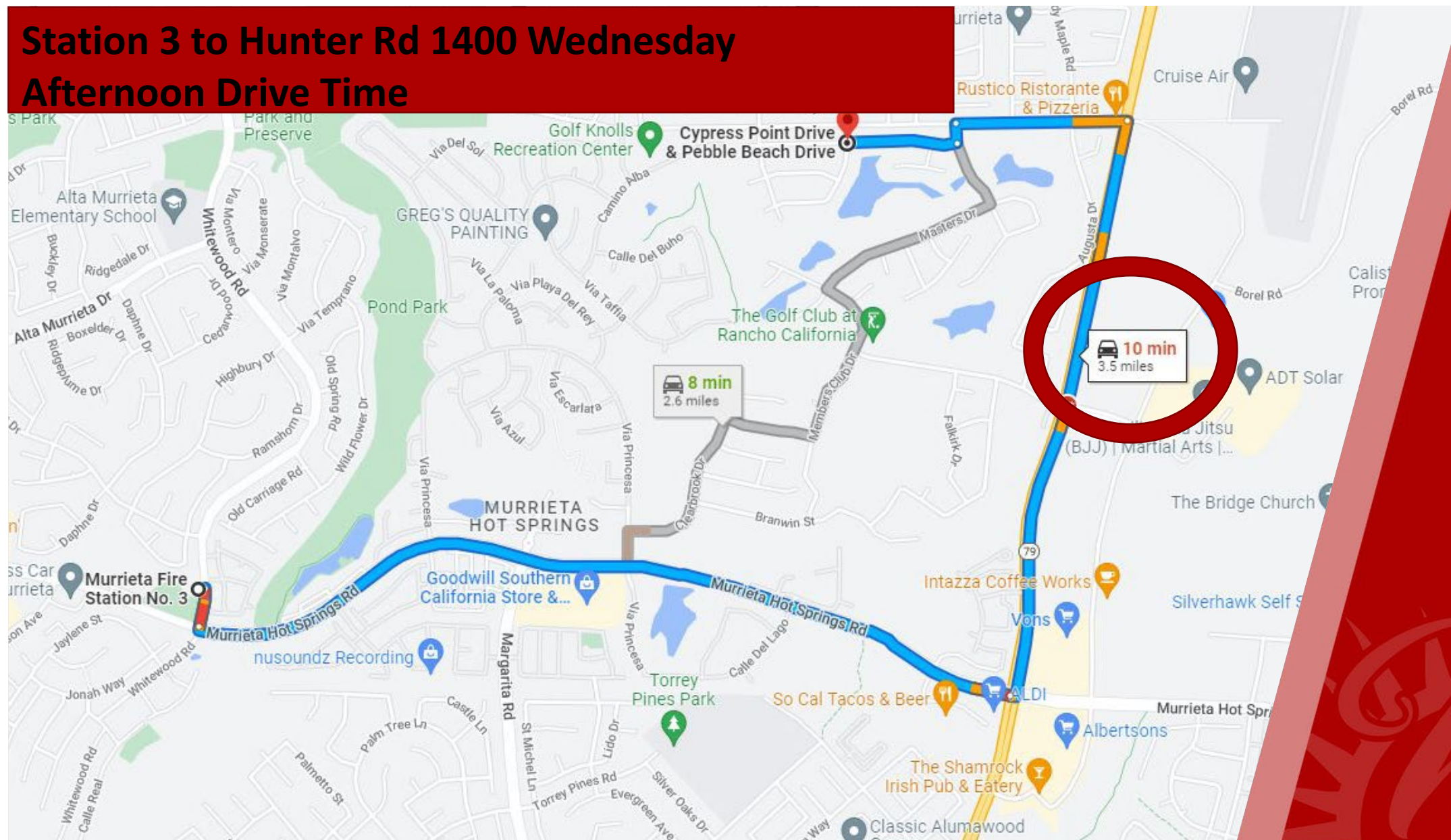
Call For Service based on time of day

Day	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
Sunday	195	135	152	139	121	109	128	180	212	276	280	313	321	302	343	311	301	284	326	347	361	281	201	172	5,790
Monday	160	111	118	116	105	113	181	234	307	404	402	401	364	367	389	373	373	346	366	318	306	242	190	148	6,434
Tuesday	142	110	105	101	93	137	175	259	323	399	385	416	412	390	411	379	381	391	360	318	287	242	203	150	6,569
Wednesday	133	124	106	82	121	117	180	214	334	357	390	455	416	413	379	383	367	344	331	321	272	266	187	176	6,468
Thursday	153	121	140	114	114	133	194	234	328	371	398	412	391	406	415	378	353	375	341	320	346	324	213	183	6,757
Friday	162	134	124	109	110	120	146	225	293	384	379	404	383	420	364	404	350	359	369	336	344	284	248	202	6,653
Saturday	156	136	118	119	134	123	139	195	229	296	345	375	385	368	318	332	322	320	353	316	290	309	267	221	6,166
Total	1,101	871	863	780	798	852	1,143	1,541	2,026	2,487	2,579	2,776	2,672	2,666	2,619	2,560	2,447	2,419	2,446	2,276	2,206	1,948	1,509	1,252	44,837



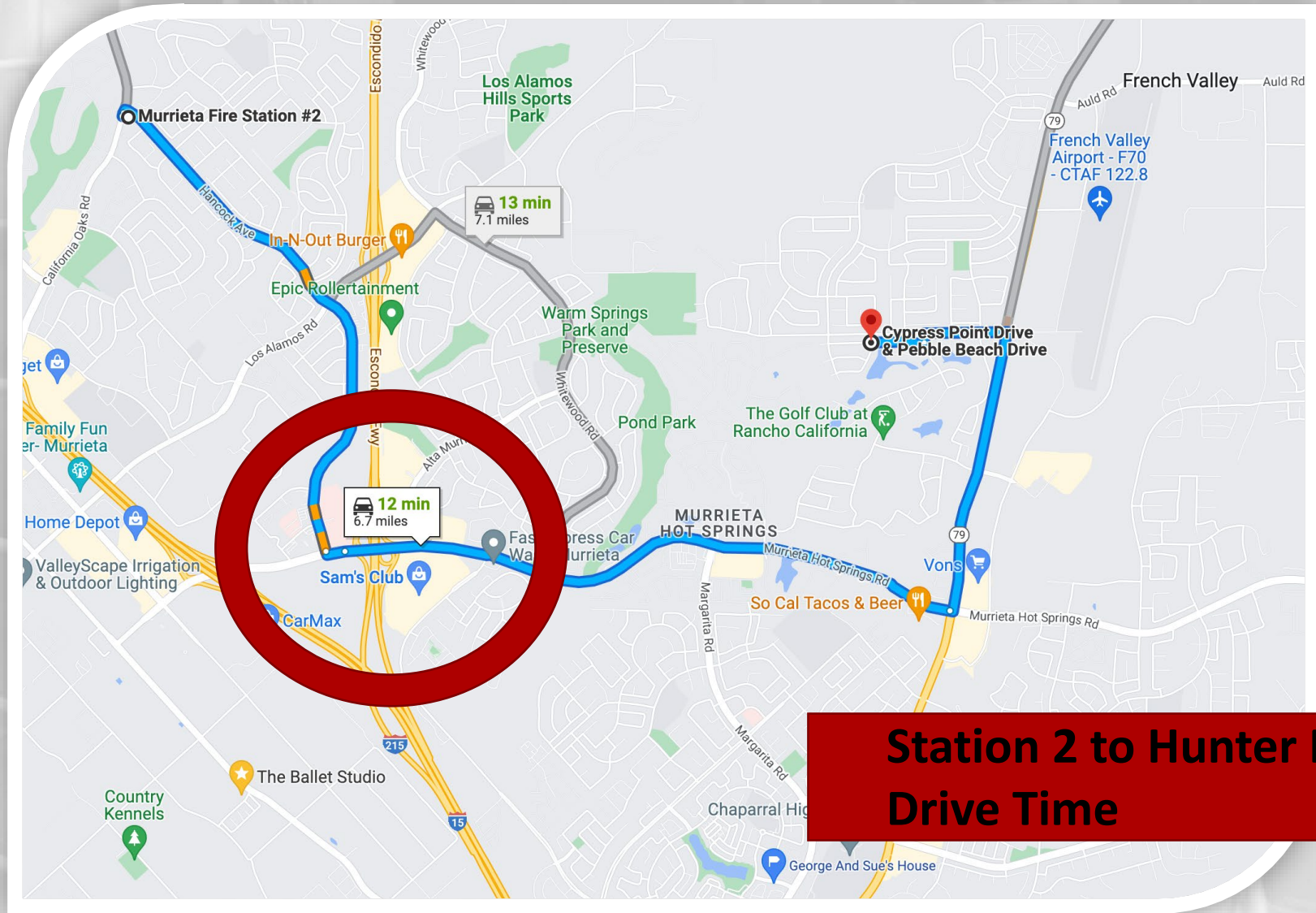
Station 3 to Hunter Rd 1400 Wednesday

Afternoon Drive Time

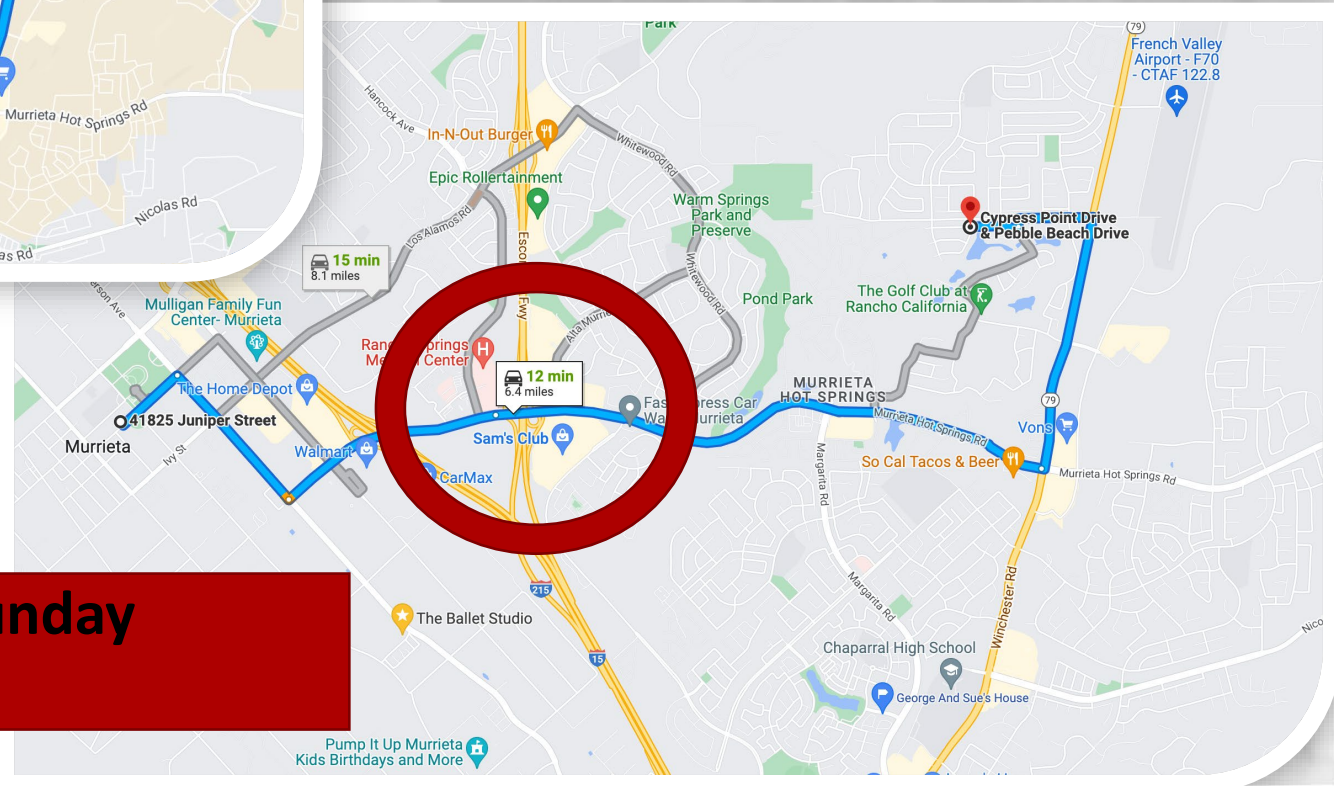
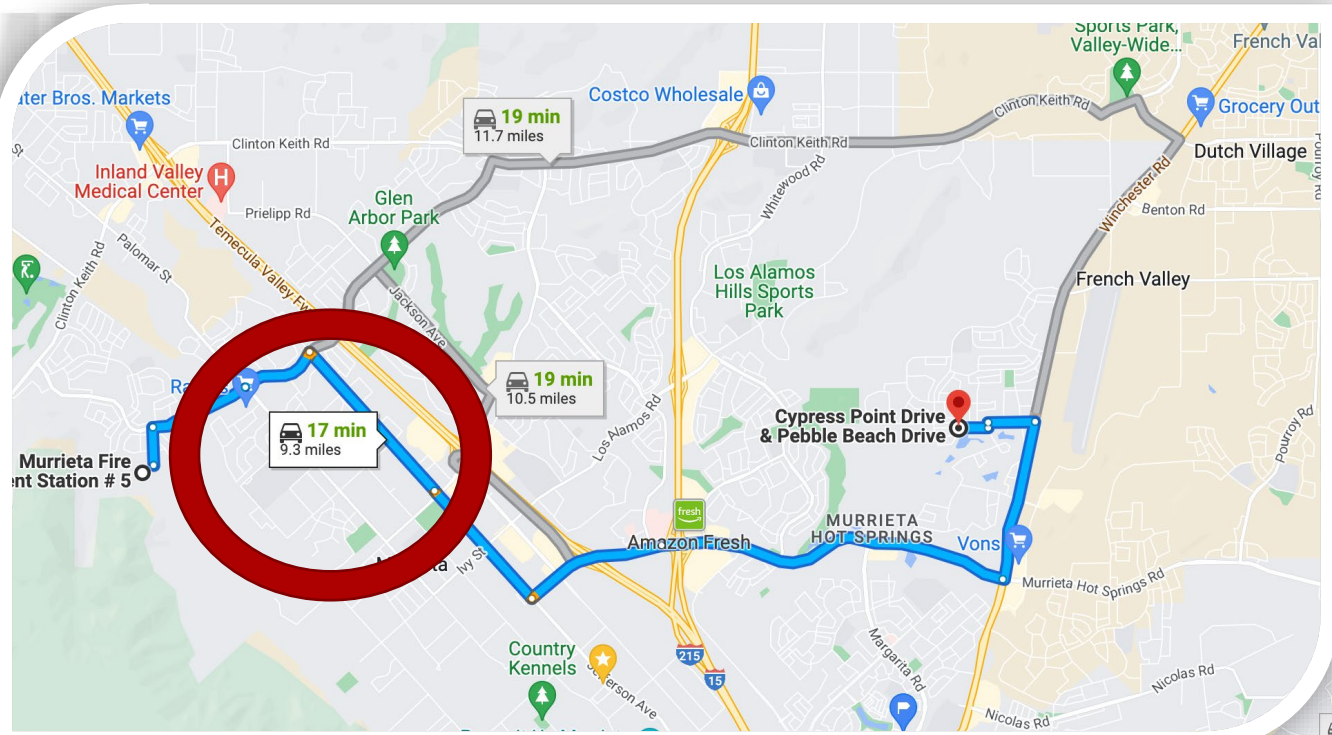




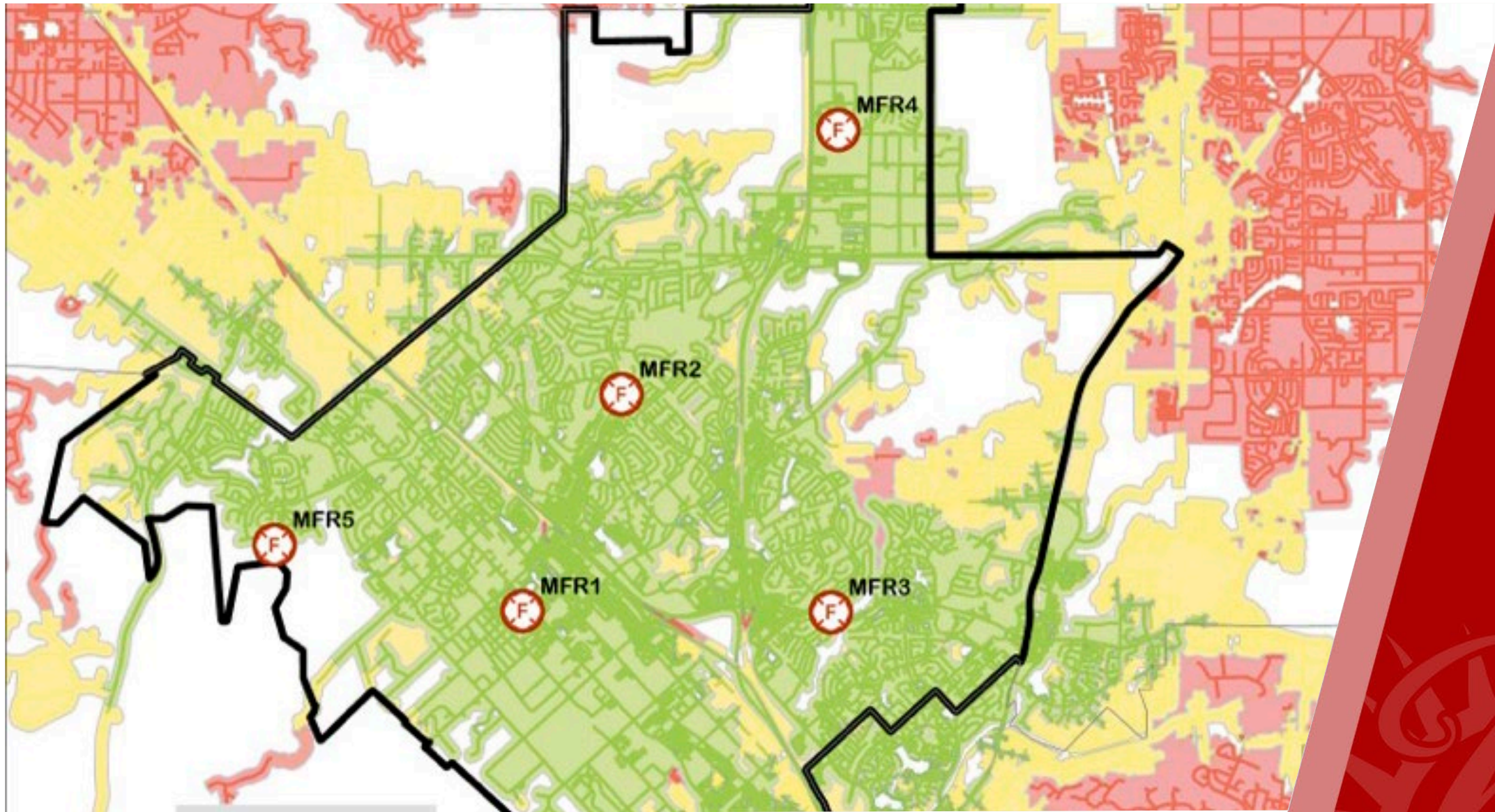
**Station 4 to Hunter Rd 0700 Sunday Morning
Drive Time**



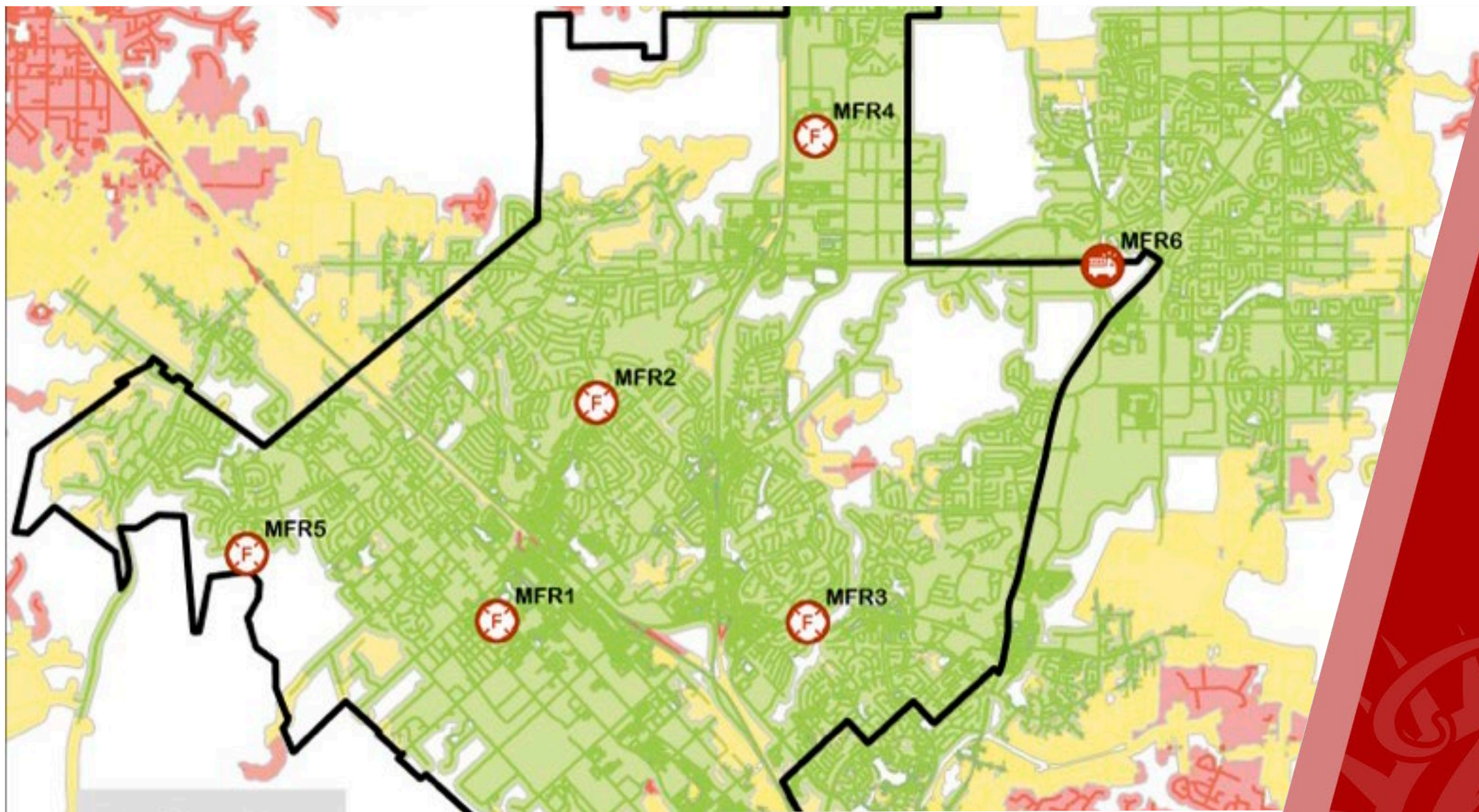
**Station 2 to Hunter Rd 0700 Sunday Morning
Drive Time**



**Station 1 & 5 to Hunter Rd 0700 Sunday
Morning Drive Time**



Response Map without Station 6



Response Map with Station 6

The Recommendation

Recommended Action: Staff recommends that the City Council approve the Exchange Agreement and Joint Escrow Instructions (Agreement) between the City of Murrieta (City) and Scott-Murrieta Service Station, LP, a California limited partnership, Bonsall Service Station, LP, a California limited partnership and Murrieta Marketplace Holdings, LP, a California limited partnership (jointly and severally the Private Owner) and appropriation of \$1,000,000 as memorialized in Resolution No. 24-4794, entitled: A Resolution of the City Council of the City of Murrieta, California, Approving the Exchange of a Portion of the City-Owned Real Property (APN 963-060-086) Plus Payment of \$1,000,000 for the Real Property Located at APN 963-060-065 for the Purpose of Acquiring it for Development as a New Fire Station to Serve the Community; and Amend the Fiscal Year 2024/25 Operating and Capital Improvement Plan (CIP) Budgets as specified in the fiscal impact statement.





Any Questions?

Thank You!

