

#1124

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

733A



FROM: Department of Facilities Management/Department of Transportation **SUBMITTAL DATE:**
January 8, 2007

SUBJECT: Resolution No. 2007-044 Authorization to Sell County-Owned Excess Land to
Adjacent Land Owner – First Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify Resolution No 2007-044 Authorization to Sell Real Property in the Woodcrest area, to Jackie M. Barndollar, an unmarried woman and authorize the Chairman of the Board to execute the documents conveying the County's interest in the property;
(Continued on Page 2)

Departmental Concurrence


George A. Johnson, Director
Department of Transportation


Robert Field, Director
Department of Facilities Management

GAJ:RF:SAV:cm
10.306

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: Funds involved in this transaction are to be transferred to the Transportation Department less transactional costs.

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature



FORM APPROVED
COUNTY COUNSEL

FEB 01 2007

BY 

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: | District: 1 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.9

Board of Supervisors

Form 11: Resolution No. 2007-044 Authorization to Sell County-Owned Excess Land to
Adjacent Land Owner – First Supervisorial District

January 8, 2007

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RECOMMENDED MOTION: (Continued)

2. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction; and

3. Authorize the Chairman of the Board or his designee to execute any other documents and administer all actions necessary to complete this transaction.

BACKGROUND: This property was acquired in fee title by the Riverside County Transportation Department on April 25, 1960, for Golden Star Avenue in the Woodcrest area. Golden Star Avenue was subsequently realigned, and the excess right-of-way in which the County retained ownership was vacated in 1987. It has been deemed this 6,931 square foot portion of right-of-way is no longer necessary for public use. The parcel is located between Golden Star Avenue right-of-way as it now exists and tentative Parcel Map 31403 owned by Jackie Barndollar (Barndollar).

The County was approached by Ms. Barndollar to purchase this excess property, as necessitated by conditions imposed on tentative Parcel Map 31403 to provide frontage along the current Golden Star Avenue. The site has little value to anyone else except Ms. Barndollar, who is the adjacent property owner. A cursory appraisal was completed on the excess land. Because the 6,931 square foot excess land is smaller than the minimum lot size permitted by zoning which is identified as A1-1 (1 acre minimum lot size), the land is too small to be independently developed and is an uneconomic lot incapable of stand alone development. Therefore, the value is considered nominal and a value of \$1,000 is considered appropriate. Ms. Barndollar has agreed to pay the department valuation of the site of \$1,000.

Staff recommends that the Board sell the excess land to the adjacent property owner, Ms. Barndollar, at a price of \$1,000.00. The sale of this excess land will provide revenue to the Transportation Department, remove the maintenance and liability responsibility from the County, and return the property to the tax rolls.

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3 RESOLUTION NO. 2007-044
4 AUTHORIZATION TO SELL SURPLUS
5 COUNTY-OWNED LAND TO THE
6 ADJACENT LANDOWNER

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Whereas the County of Riverside owns certain real property (with a size of approximately 6,931 square feet) that is located in the community of Woodcrest, County of Riverside, State of California, and that is further described on the documents attached hereto as Exhibits "A" and "B" and incorporated herein by this reference (hereinafter referred to as the "Subject Property").

Now, therefore, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED as follows by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on March 20, 2007:

1. Pursuant to Government Code Section 25526.5, the County of Riverside is hereby authorized to sell the Subject Property to Jackie M. Barndollar, an unmarried woman, upon the following terms and conditions:

(a) The purchase price shall be one thousand dollars (\$1,000).

(b) The buyers shall pay the \$1,000 to the County in cash within sixty (60) days after the approval of this transaction by the Board of Supervisors.

(c) The conveyance of the Subject Property shall be by quitclaim deed to the buyers, and shall be subject to all liens, encumbrances, easements, covenants, conditions, restrictions, rights, and other exceptions of record.

(d) The County shall be making no representations, either express or implied, regarding what land uses are allowed on the Subject Property, regarding the possibility of changing the land uses that are allowed on the Subject Property, regarding the zoning of the Subject Property, or regarding the availability of public utility services for the Subject Property.

1 (e) Title insurance shall be at the option of the buyers and, if desired by the buyers, shall
2 be at the sole cost and expense of the buyers.

3 (f) An escrow holder shall be at the option of the buyers and, if an escrow holder is
4 desired by the buyers, all costs and expenses associated with the escrow holder shall be borne
5 solely by the buyers.

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7 2. This Board determines that the Subject Property is no longer necessary for County or
8 other public purposes.

9 3. This Board determines that the estimated value of the Subject Property does not
10 exceed twenty-five thousand dollars (\$25,000).

11 4. The Chairman of the Board of Supervisors of the County of Riverside is authorized to
12 execute the necessary documents to complete this sale of the Subject Property.
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15 SAV:dl
1/31/07
10.305

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21 FORM APPROVED
COUNTY COUNSEL

22 FEB 01 2007

23 BY 

EXHIBIT "A"

Golden Star Avenue

Excess R/W Purchase

(Barndollar – APN 245-400-013)

Being a portion of that certain parcel of land as conveyed to the County of Riverside by deed recorded April 25, 1960 as Instrument No. 36715 of Official Records, Records of the Recorder of Riverside County, California, lying in a portion of the Southeast one-quarter of Section 23, T.3 S., R. 5 W., S.B.M., described as follows:

Beginning at the intersection of the northeasterly corner of Parcel 1 as shown on map on file in Book 51 page 75 of Parcel Maps, said records of Riverside County, with the westerly line of said parcel of land as conveyed to the County of Riverside by said deed recorded April 25, 1960 as Instrument No. 36715, Riverside County Records;

Thence N. 27° 11' 00" W. along said westerly line, a distance of 69.00 feet to the beginning of a tangent curve concave easterly and having a radius of 160.00 feet;

Thence northerly along the arc of said curve, also being along said westerly line, through a central angle of 56° 00' 00" a distance of 156.38 feet;

Thence N. 28° 49' 00" E. along said westerly line a distance of 6.37 feet to the northeasterly corner of that certain parcel of land as conveyed to Jackie M. Barndollar by deed recorded November 5, 2002, as Instrument No. 652320, said records of Riverside County;

Thence N. 89° 35' 00" E. along the easterly prolongation of the northerly line of said parcel of land as conveyed to Jackie M. Barndollar, a distance of 39.39 feet to a point in the easterly line of that certain parcel of land "Summarily Vacating a portion of Golden Star Avenue", by Resolution recorded September 17, 1989 as Instrument No. 270484 of Official Records, said records of Riverside County, said point being in a non-tangent curve concave easterly and having a radius of 330.00 feet, a radial line to said point bears N. 68° 45' 49" W;

Thence southerly along the arc of said curve, also being along said easterly line of said Resolution recorded September 17, 1989 as Instrument No. 270484 of Riverside County Records, through a central angle of 38° 27' 51" a distance of 221.54 feet to a point of intersection with the easterly prolongation of the northerly line of said Parcel 1 of Parcel Map Book 51 Page 75 said Riverside County Records;

Thence S. 87° 49' 00" W. along said easterly prolongation a distance of 5.48 feet to the **point of beginning**.

Containing 6,931 square feet or 0.159 acres more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.



