

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

837



FROM: Economic Development Agency

SUBMITTAL DATE:

May 13, 2010

SUBJECT: Approving the Conveyance of Parcel 0491-003 from the Redevelopment Agency for the County of Riverside to the County of Riverside, 2nd District

RECOMMENDED MOTION: That the Board of Supervisors

1. Conduct a joint public hearing with the Redevelopment Agency for the County Riverside pursuant to Health and Safety Code Sections 33431 and 33433;
2. Adopt Resolution 2010-015, approving the conveyance of Parcel 0491-003 from the Redevelopment Agency to the County of Riverside;
3. Ratify and authorize the Chairman to execute the conveyance agreement by and between the County of Riverside and the Redevelopment Agency; and
4. Authorize the Assistant County Executive Officer/EDA or designee take to all necessary steps including signing any subsequent documents to complete this transaction.

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	09/10

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

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

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 4/15/10
Departmental Concurrence

Policy
 Consent
 Policy
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Economic Development Agency
Approving the Conveyance of Parcel 0491-003 from the Redevelopment Agency for the
County of Riverside to the County of Riverside, 2nd District
May 13, 2010
Page 2

BACKGROUND: (Continued)

The Agency, in its continuing commitment to enhance communities within the Jurupa Valley Area, acquired the property known as Assessor's Parcel Number 174-150-012, located at Mission Boulevard and Soto Avenue.

On March 18, 2008, this Board approved the acquisition of the Property which consists of approximately 6.81 acres or 296,644 square feet owned by Jesus Name Pentecostal Assembly, a California Non-Profit Corporation, at a purchase price of \$4,746,290.

A portion of the Property, consisting of approximately 109,068 square feet of land known as Parcel 20074-1 was granted to Caltrans to allow for the County to replace the eastbound Valley Way on/off-ramp on State Route 60. The Transportation Department reimbursed the Agency for Parcel 20074-1 in the amount of \$1,745,088.

It has been determined that additional property is needed for right of way purposes in the form of a permanent easement from Assessor's Parcel Number 174-150-012. The approximately 3,874 square feet, is known as Parcel 0493-003 and depicted on the attached Exhibit "A" and "B" attached hereto and made a part hereof. The County and RDA have agreed upon the amount of \$61,984 as consideration for the Agency's Parcel based on an appraisal.

It is recommended that the Board of Supervisors approve the conveyance of the permanent easement known as Parcel 0491-003 within a portion of Assessor's Parcel Number 174-150-012 to the County of Riverside

EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 0491-003

BEING A PORTION OF TRACT NUMBER 5 OF A.C. ARMSTRONG ESTATES AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THE SOUTHERLY ALIGNMENT OF SOTO AVENUE AND THE CENTERLINE OF MISSION BOULEVARD AS SHOWN BY PARCEL MAP NUMBER 9560, ON FILE IN BOOK 64, PAGES 62 AND 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°27'29" W ALONG THE CENTERLINE OF SAID MISSION BOULEVARD, A DISTANCE OF 5.921 METERS;

THENCE N 00°32'31" W, A DISTANCE OF 12.192 METERS TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOTO AVENUE (HAVING A WESTERLY HALF-WIDTH OF 6.096 METERS), (FORMERLY SECOND STREET), AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MISSION BOULEVARD (24.384 METERS WIDE) AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 8, 1947 IN BOOK 842, PAGE 221 OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 70, RECORDS OF SAID RECORDER;

THENCE S 89°27'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD, A DISTANCE OF 10.287 METERS TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 89°27'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD, A DISTANCE OF 82.703 METERS;

THENCE N 75°06'10" W, A DISTANCE OF 26.295 METERS TO A POINT 19.192 METERS NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MISSION BOULEVARD;

THENCE N 89°27'29" E ON A LINE PARALLEL WITH AND 19.192 METERS NORTHERLY OF THE CENTERLINE OF SAID MISSION BOULEVARD, A DISTANCE OF 6.909 METERS;

THENCE S 87°05'54" E, A DISTANCE OF 101.323 METERS TO A POINT 13.106 METERS NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MISSION BOULEVARD;

THENCE S 00°32'31" E, A DISTANCE OF 0.914 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 359.9 SQUARE METERS, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001378 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205, PAGES 332 THROUGH 337, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 0491-003
(CONTINUED)

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO GRANTOR'S ABOVE-DESCRIBED PROPERTY, IN AND TO SAID ROAD.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

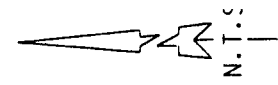
Timothy F. Rayburn

DATE: _____

3/27/09



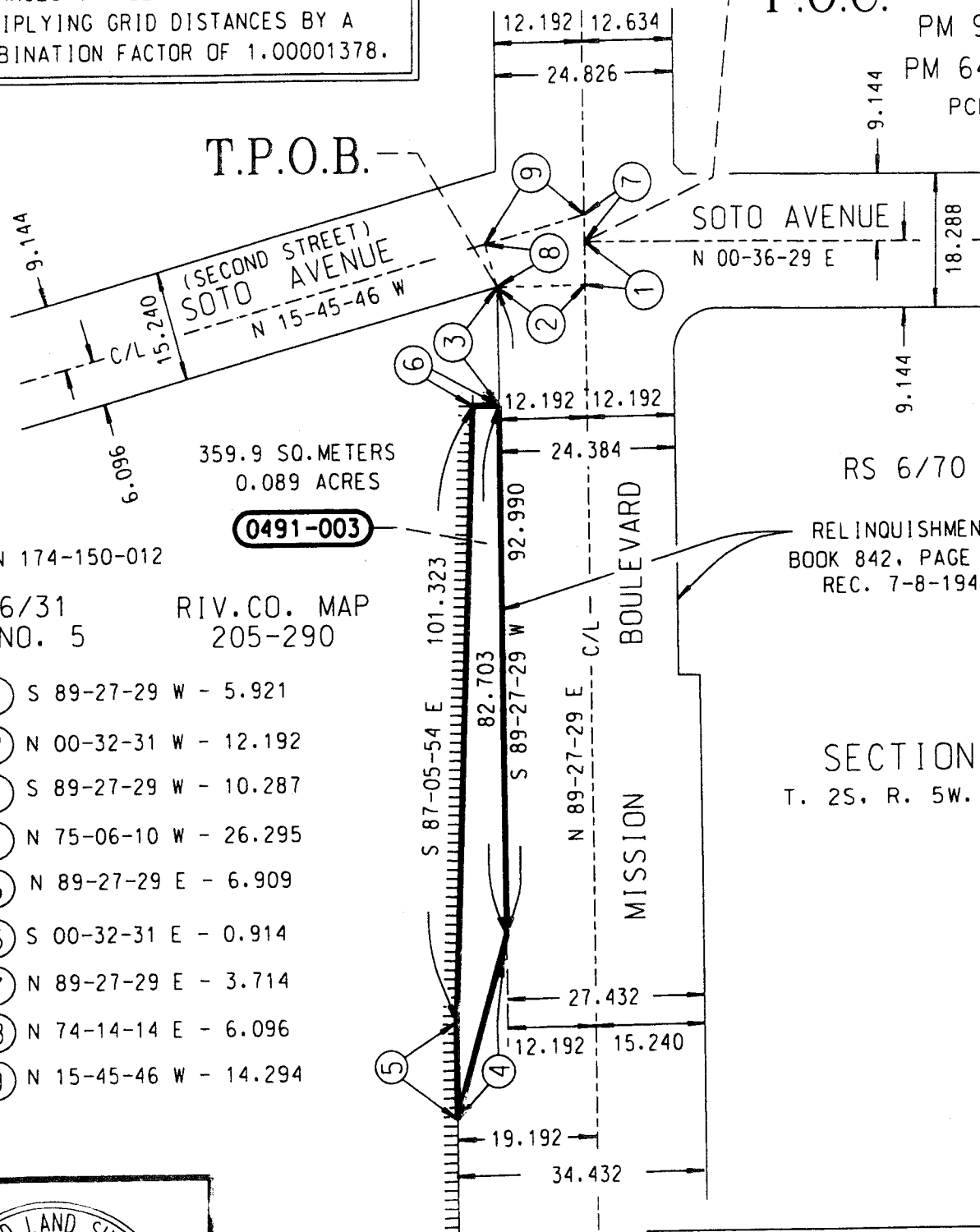
EXHIBIT "B"



ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00001378.

T.P.O.B.

P.O.C.



359.9 SQ. METERS
0.089 ACRES

0491-003

APN 174-150-012

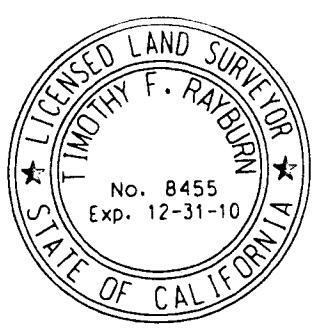
MB 6/31
TR NO. 5

RIV. CO. MAP
205-290

RELINQUISHMENT
BOOK 842, PAGE 221,
REC. 7-8-1947

SECTION 7
T. 2S. R. 5W., SBM

- ① S 89-27-29 W - 5.921
- ② N 00-32-31 W - 12.192
- ③ S 89-27-29 W - 10.287
- ④ N 75-06-10 W - 26.295
- ⑤ N 89-27-29 E - 6.909
- ⑥ S 00-32-31 E - 0.914
- ⑦ N 89-27-29 E - 3.714
- ⑧ N 74-14-14 E - 6.096
- ⑨ N 15-45-46 W - 14.294



||||| INDICATES RESTRICTED ACCESS

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV	PAR. NO. : 0491-003
PROJECT: HWY 60 / MISSION BLVD. RAMPS	PREPARED BY: DDD/TFR
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>Timothy F. Rayburn</i> DATE: 3/27/09	DATE: MARCH, 2009
	W.O. NO. : B0-0491
	SHEET 1 OF 1 SHEET

2 COUNTY RESOLUTION NO. 2010-015
3 APPROVING THE CONVEYANCE OF PARCEL 0493-003 FROM THE
4 REDEVELOPEMENT AGENCY FOR THE COUNTY RIVERSIDE TO THE COUNTY
5 OF RIVERSIDE

(Second Supervisorial District)

6 WHEREAS, the Redevelopment Agency for the County of Riverside (the
7 "Agency") is a redevelopment agency duly created, established and authorized to
8 transact business and exercise its powers, all under and pursuant to the provisions of
9 the Community Redevelopment Law which is Part 1 of Division 24 of the California
10 Health and Safety Code (commencing with Section 33000 et seq.); and

11 WHEREAS, the Riverside County Board of Supervisors adopted redevelopment
12 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities and the I-215 Corridor, as amended, (the "Project Areas"); and

14 WHEREAS, pursuant to Section 33430 of the Health and Safety Code, the
15 Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a
16 period not to exceed 99 years, or otherwise dispose of any real or personal property or
17 any interest in property; and

18 WHEREAS, the Agency owns real property in the Jurupa Valley Project Area
19 known as APN 174-150-012; and

20 WHEREAS, a portion of APN 174-150-012 known as Parcel 0491-003 is a
21 permanent easement of 3,874 square feet of land ("Property") and is needed by the
22 County of Riverside ("County") for the State Route 60 Valley Way on/off ramp project
23 ('Project"); and

24 WHEREAS, the AGENCY wishes to convey the Property to the County to assist
25 in the completion of the Project ; and

26 WHEREAS, the County will pay the Agency sixty one thousand nine hundred
27 eighty four dollars (\$61,984) as consideration for the Property; and

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 7/5/10
MICHELLE CLACK
DATE

1 **WHEREAS**, the conveyance of the Property will benefit the Jurupa Valley
2 Project Area by providing infrastructure for economic growth and will assist in the
3 elimination of blight and is consistent with the implementation plan adopted pursuant to
4 Section 33490 of the Health and Safety Code.

5 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
6 Board of Supervisors of the County of Riverside, State of California, in regular session
7 assembled May 25, 2010, as follows:

8 1. That the Board of Supervisors hereby finds and declares that the above
9 recitals are true and correct.

10 2. The sale of the Property will assist in the elimination of blight and is
11 consistent with the implementation plan for the Jurupa Valley Project Area.

12 3. The consideration for the property of \$61,984, which is not less than the fair
13 market value at its highest and best use in accordance with the redevelopment plan for
14 the Jurupa Valley Project Area.

15 4. The conveyance of real property totaling approximately 3,874 square feet,
16 being a portion of Assessor's Parcel Number 174-150-012 located at the northwest
17 corner of Mission Boulevard and Soto Road within the Jurupa Valley Project Area, in
18 the unincorporated area of the County of Riverside, State of California, from the
19 Redevelopment Agency for the County of Riverside to the County of Riverside is
20 approved.

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23 ///

DSC:ra
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