

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



837
C

FROM: Redevelopment Agency

SUBMITTAL DATE:

May 13, 2010

SUBJECT: Ratifying the Conveyance Agreement between the County of Riverside and the Redevelopment Agency - 2nd District

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a joint public hearing with the Board of Supervisors pursuant to Health and Safety Code Sections 33431 and 33433;
2. Adopt Resolution 2010-003 Ratifying the Conveyance Agreement between the County of Riverside and the Redevelopment Agency for Parcel 0491-003;
3. Ratify and authorize the Chairman to execute the conveyance agreement by and between the County of Riverside and the Redevelopment Agency;
4. Approve the acceptance of \$61,984 as consideration for Parcel 0493-003; and
5. Authorize the Executive Director of the Redevelopment Agency or designee take to all necessary steps including signing any subsequent documents to complete this transaction.

BACKGROUND: (Commences on Page 2)

Robert Field

Robert Field, Executive Director
By Dan Martinez, Deputy Executive Director

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 SUPERVISORS 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*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 7/5/10
Departmental Concurrence
BY MICHELLE CLACK

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

Prev. Agn. Ref.: 4.7 of 7/11/2008

District: 2

Agenda Number:

4.5

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Redevelopment Agency

Ratify the Conveyance Agreement between the Redevelopment Agency for the County of Riverside and the County of Riverside – 2nd District

May 13, 2010

Page 2

BACKGROUND:

The Agency, in its continuing commitment to enhance communities within the Jurupa Valley Project Area, has acquired the property known as Assessor's Parcel Number 174-150-012 (Property), located at the northwest corner of Mission Boulevard and Soto Avenue, for this effort.

As lead agency on a state highway project, and pursuant to Caltrans requirements, the County of Riverside plans to construct a hook ramp which will feed exiting and entering traffic through a signalized intersection at Mission Boulevard and Byrne Road, approximately 200 yards westerly of the Valley Way and Mission Boulevard intersection. A portion of the Property, consisting of approximately 109,068 square feet of land, known as Parcel 20074-1, was granted to the State of California Department of Transportation to replace the eastbound Valley Way on/off-ramp on State Route 60 and the Agency was reimbursed for that right of way by the County.

Now it has been determined that the County needs additional rights in the form of a permanent easement, known as Parcel 0493-003 within Assessor's Parcel Number 174-150-012 consisting of approximately 3,874 square feet, described and depicted on Exhibits "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 0493-003 (based upon an appraisal).

Under a separate submittal from the County, the Ratification of the Conveyance Agreement will be executed by the County Board of Supervisors.

The conveyance agreement has been reviewed and approved by County Counsel as to legal form.

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.

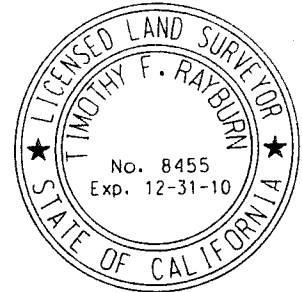
EXHIBIT "A"
STATE HIGHWAY 60 RAMPS
PARCEL 0491-003
(CONTINUED)

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



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3 **RDA RESOLUTION NO. 2010-003**
4 **RATIFYING THE CONVEYANCE OF PARCEL 0493-003 FROM THE**
5 **REDEVELOPEMENT AGENCY FOR THE COUNTY RIVERSIDE TO THE COUNTY**
6 **OF RIVERSIDE**

7
8 **(Second Supervisorial District)**

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

14 **WHEREAS**, the Board of Supervisors for the County of Riverside adopted
15 Redevelopment Plans for Redevelopment Project Area 1-1986, Jurupa Valley, Mid-
16 County, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to
17 as "Project Areas"; and

18 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
19 Agency began receiving tax increment from the Project Areas in January 1988, and
20 continues to receive annual tax increment revenue; and

21 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
22 Section 33430 of the Health and Safety Code, the Agency may sell, within a survey
23 area or for purpose of redevelopment, any interest in real property; and

24 **WHEREAS**, the Agency owns Assessor's Parcel Number 174-150-012, more
25 particularly described in Exhibit "A", and wishes to convey a portion of it to the County
26 of Riverside for right of way purposes associated with the State Route 60 Valley Way
27 on/off ramp project; and

28 **WHEREAS**, the portion is Parcel 0491-003, which is a permanent easement of
3,874 square feet of land ("Property") more particularly described in Exhibit "B",
attached hereto; and

FORM APPROVED COUNTY COUNSEL
4/15/10
MICHELLE CLACK
DATE

1 **WHEREAS**, the Riverside County Transportation Department will provide sixty
2 one thousand nine hundred eighty four dollars (\$61,984) as consideration for the
3 Property; and

4 **WHEREAS**, the conveyance of the Property assists the Agency in meeting its
5 goal of continuing commitment to enhance community development within the Jurupa
6 Valley Project Area.

7 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
8 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
9 California, in regular session assembled on May 25, 2010, as follows:

10 1. That the Board of Directors hereby finds and declares that the above
11 recitals are true and correct.

12 2. The attached conveyance agreement by and between the County of
13 Riverside and the Redevelopment Agency for the County of Riverside that conveys real
14 property totaling approximately 3,874 square feet, being a portion of Assessor's Parcel
15 Number 174-150-012 located at the northwest corner of Mission Boulevard and Soto
16 Road within the Jurupa Valley Project Area, in the unincorporated area of the County of
17 Riverside, State of California, to the County of Riverside is ratified.

18 3. The Agency is authorized to accept \$61,984 from the County of Riverside
19 as consideration for the subject property.

20 4. That the Chairman of the Board of Directors is hereby authorized to
21 execute the attached conveyance agreement by and between the County of Riverside
22 and the Redevelopment Agency for the County of Riverside.

23 5. That the Executive Director of the Redevelopment Agency or designee is
24 hereby authorized to take the necessary actions and execute any related documents to
25 complete this conveyance.

DSC:jg 26
030910
13.182 27

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

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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.

CONVEYANCE AGREEMENT

This Conveyance Agreement ("Agreement") is made by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, ("Agency,") and THE COUNTY OF RIVERSIDE ("County").

1. The County shall pay to the order of Agency the sum of \$61,984 as full payment for the permanent easement, being a portion of Assessor's Parcel Number 174-150-012 ("Property"), more particularly described in Exhibit "A" and "B", which is attached hereto and incorporated herein by reference.

2. The Agency will execute and deliver to the County of Riverside Transportation Department a deed conveying an easement interest in the Property for right of way purposes.

3. The County shall be responsible for the cost associated with the removal and/or relocation of any outdoor advertising signs located within the Property.

(Agreement continues on next page)

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4. This agreement is the result of negotiations between the parties and is intended by the parties to be a final expression of their understanding with respect to the matters herein contained. This agreement supersedes any and all other prior agreements and understandings, oral or written, in connection therewith. No provision contained herein shall be construed against the Agency solely because it prepared this agreement in its executed form.

COUNTY OF RIVERSIDE

Dated: _____

By: _____
Marion Ashley, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

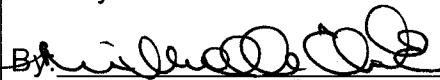
REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE

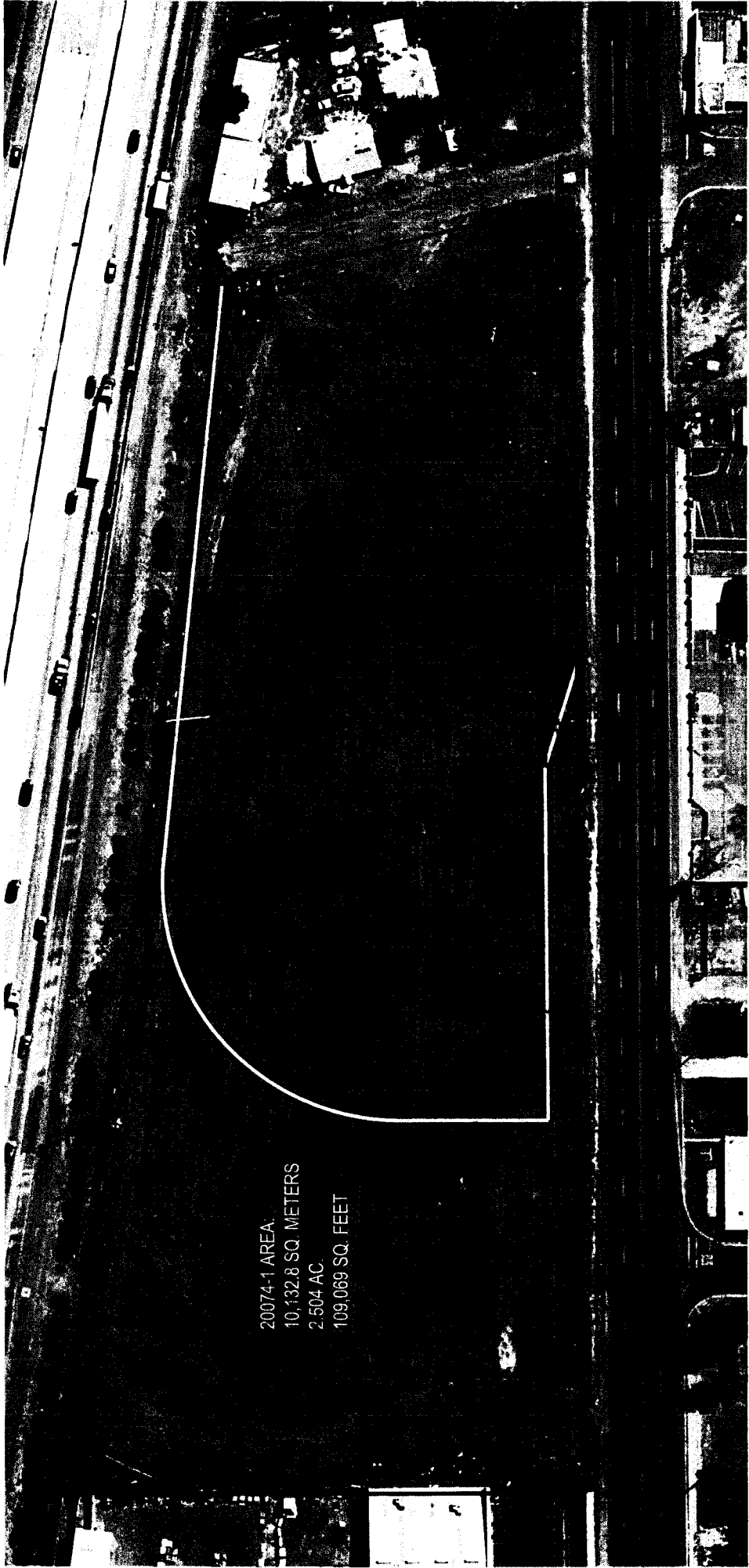
Dated: _____

By: _____
Deputy

By: _____
Marion Ashley, Chairman
Board of Directors

APPROVED AS TO FORM:
PAMELA J. WALLS
County Counsel

By:  1/5/10
Deputy **Michelle Clack**



20074-1 AREA.
10,132.8 SQ. METERS
2,504 AC.
109,069 SQ. FEET

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

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

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SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Timothy F. Rayburn

DATE: _____

3/27/09

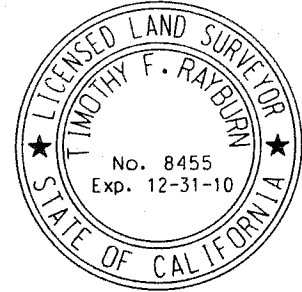
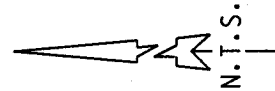


EXHIBIT "B"

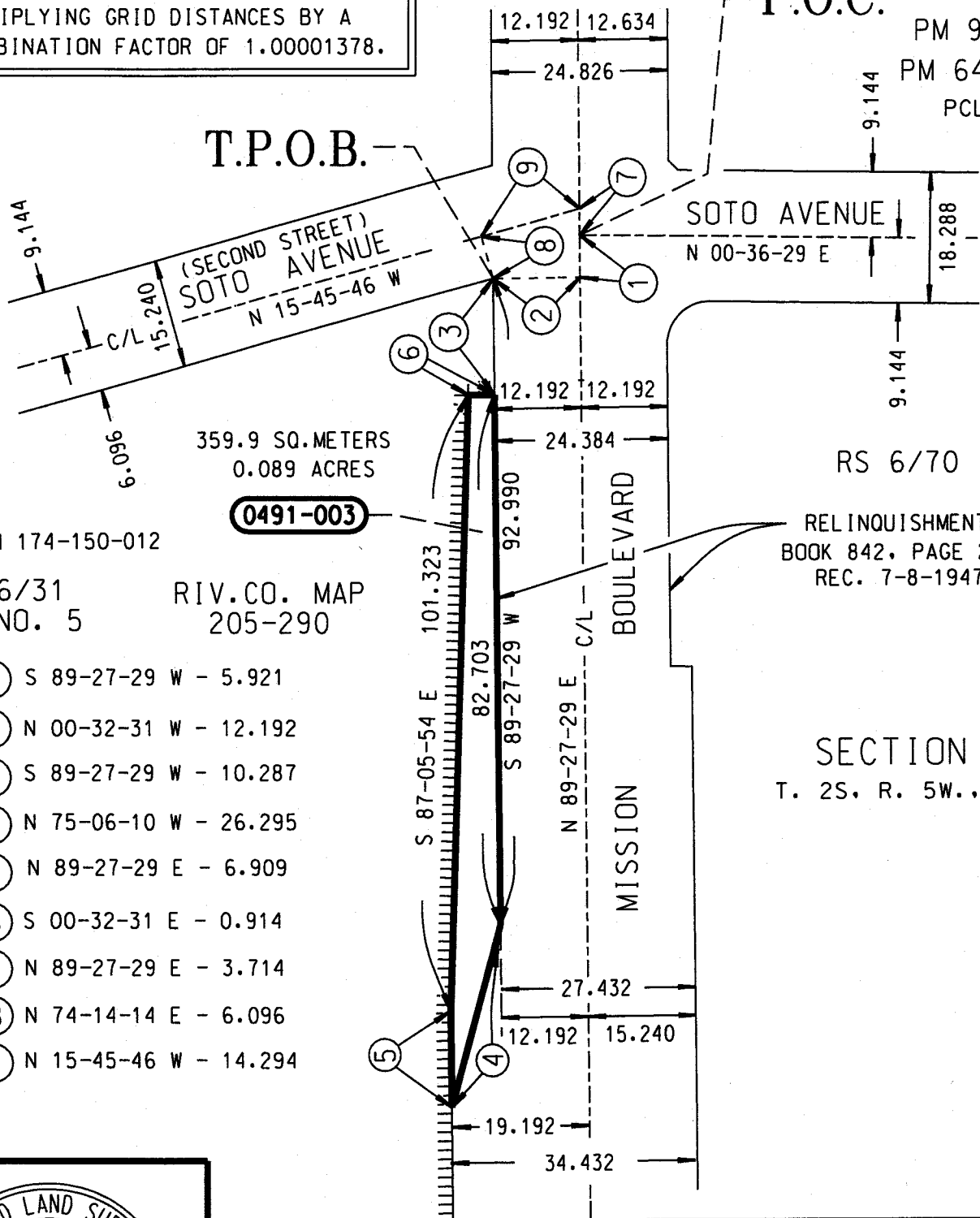


ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00001378.

T.P.O.B.

P.O.C.

PM 9560
PM 64/62-63
PCL 1



359.9 SQ. METERS
0.089 ACRES

0491-003

RS 6/70

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

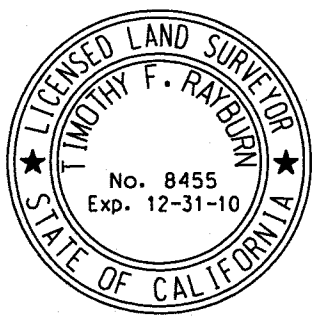
SECTION 7
T. 2S. R. 5W., SBM

APN 174-150-012

MB 6/31 TR NO. 5 RIV.CO. MAP 205-290

- 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.
PROJECT: HWY 60 / MISSION BLVD. RAMPS
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.:	0491-003
PREPARED BY:	DDD/TFR
SCALE:	N.T.S.
DATE:	MARCH, 2009
W.O. NO.:	B0-0491
SHEET	1 OF 1 SHEET

APPROVED BY: *Timothy F. Rayburn* DATE: 3/27/09

THE PRESS-ENTERPRISE

CLASSIFIED ADVERTISING

PROOF

Printed by: Tinajero, Maria
at: 11:35 am
on: Monday, Apr 19, 2010

Ad #: 10237203

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-8069
Name: EDA/WDC COUNTY OF RIVERSIDE
Address: 1325 SPRUCE ST STE 400
RIVERSIDE CA 92507-0506
Acct #: 300444
Client:
Placed by: Hector Casillas, Development Speciali
Fax #: (951)

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: **04-21-10**
Stop date: **05-05-10**
Insertions: 3

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x45.140
Bill size: 91.00x 5.14 agate lines

Amount due: **\$336.70**

Ad Copy:

NOTICE OF INTENT TO CONVEY REAL PROPERTY IN THE UNINCORPORATED AREA OF GLEN AVON BY THE COUNTY OF RIVERSIDE

Notice is hereby given pursuant to Section 25350 of the California Government Code and Section 33397 of the Health and Safety Code that the Board of Directors of the Redevelopment Agency for the County of Riverside intends to convey real property identified as Parcel 0491-003 also known as a portion of 174-150-012, and it will consider a Redevelopment Agency Resolution 2010-003 on May 25, 2010, at 9:30a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTIONS AND LOCATION

It is proposed that the Board approve the Acquisition Agreement by and between Redevelopment Agency for the County of Riverside and the Riverside County Transportation and Land Management Agency. The proposed resolution specifies that the vacant parcel, known as Parcel 0493-003, consisting of 3,874 square feet, located at the northwest corner of Mission Boulevard and Soto Avenue in the Glen Avon Area of the County of Riverside. Riverside County Transportation Agency will reimburse Redevelopment Agency for the County of Riverside \$61,984 for Parcel 0491-003 that is being conveyed to the County.

At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Directors at the above address. At the hour set forth above, the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreements at the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling Hector Casillas at (951) 955-8395. 4/21, 28, 5/5