

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

739 A



FROM: Economic Development Agency and Transportation Department

SUBMITTAL DATE:
November 17, 2010

SUBJECT: Resolution No. 2010-264, Notice of Intention to Convey a Fee Simple Interest in Real Property – Unincorporated area of Bermuda Dunes

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2010-264, Notice of Intention to Convey a Fee Simple Interest in Real Property located in an unincorporated area of Bermuda Dunes, County of Riverside, a portion of Assessor's Parcel Number 607-393-004 by Quitclaim Deed to Jason and Rebekah Roberson; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: (Commences on Page 2)

FORM APPROVED COUNTY COUNSEL
BY: *Matthew M. Guinzel*
DATE: *9-4-10*



Juan C. Perez, Director
Transportation Department



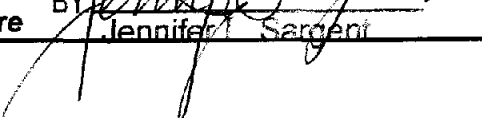
Robert Field
Assistant County Executive Officer/EDA

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:	2010/2011

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No.

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

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY: 
Jennifer Sargent

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

BACKGROUND:

The County of Riverside Transportation Department completed construction of a retention basin and related drainage improvements on Jamaica Sands Drive and Trinity Circle, in the unincorporated county area of Bermuda Dunes.

The County, through its Economic Development Agency (EDA), originally purchased the property identified as Assessor's Parcel Number 607-393-004 in order to construct the retention basin, which included a 6-foot high perimeter block wall. Since the completion of the project, it has been determined that a portion of the land is no longer necessary for the retention basin or any other public purposes (remnant parcel). The remnant parcel is located between the block wall and the parcel owned by Jason and Rebekah Roberson (Assessor's Parcel Number 607-393-005).

The remnant parcel is a long narrow sliver of land and is generally 1 to 5 feet wide and 180 feet in length containing 771 square feet. Based on the configuration of the remnant parcel, it cannot be independently developed as a free-standing parcel and its only value would be to an abutting owner. Therefore the highest and best use of the parcel is determined to be joined to the adjacent parcel owned by the Roberson's. Staff recommends conveyance of this area of land to Jason and Rebekah Roberson which will transfer insurance and maintenance responsibility from the County and return the property to the tax rolls.

Pursuant to Government Code Section 25526, the County may transfer interests in real property or interest herein, belonging to the County which is no longer necessary for County or other public purposes, and its estimated value does not exceed \$25,000, the County may convey that real property or interest therein in the manner and upon the terms and conditions approved by the Board of Supervisors without complying with any other provisions of the Government Code. The County intends to convey a fee simple interest in real property located in the unincorporated county area of Bermuda Dunes, a 771 square feet portion of Assessor's Parcel Number 607-393-004 owned by the County by Quitclaim Deed, more particularly described on Exhibit "A" and depicted on Exhibit "B".

The Form 11 and resolution have been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

There are no costs associated with this transaction.

2 RESOLUTION NO. 2010-264

3 NOTICE OF INTENTION TO CONVEY
4 A FEE SIMPLE INTEREST IN REAL PROPERTY
5 IN THE UNINCORPORATED AREA OF BERMUDA DUNES
6 COUNTY OF RIVERSIDE, CALIFORNIA
7 PORTION OF ASSESSOR'S PARCEL NUMBER 607-393-004
8 BY QUITCLAIM DEED

9 WHEREAS, the County of Riverside (County) acquired a fee simple interest of a
10 portion of Assessor's Parcel Number 607-393-004 for the Bermuda Dunes Retention Basin
11 Project, including a 6-foot concrete block wall to enclose the retention basin (Project);

12 WHEREAS, the County has completed construction of the Project and it has been
13 deemed a portion of the land is no longer necessary for the Project or any other public
14 purposes (remnant parcel);

15 WHEREAS, the remnant parcel is a long narrow sliver of land located between the
16 block wall and the parcel owned by Jason and Rebekah Roberson (Assessor's Parcel Number
17 607-393-005). The remnant parcel is generally between 1 feet to 5 feet wide and 180 feet in
18 length consisting of 771 square feet and cannot be independently developed as a free-
19 standing parcel having value only to Roberson, the adjacent owner;

20 WHEREAS, the conveyance of the remnant parcel to Roberson will transfer insurance
21 and maintenance responsibility from the County and return the property to the tax rolls;

22 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED and
23 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside,
24 California, in regular session that the County of Riverside intends to convey a fee simple
25 interest to Jason and Rebekah Roberson the following described real property: Certain real
property located in the Unincorporated Bermuda Dunes Area, County of Riverside, State of
California, identified by and as a portion of Assessor Parcel Number 607-393-004 referenced
as Parcel 0660-001A by Quitclaim Deed and, more particularly described in Exhibit "A" Legal
Description and Exhibit "B" Plat Map, attached hereto and thereby made a part hereof. The

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 9-4-10 DATE
SYNTHIA M. GUNZEL

1 terms and conditions of the proposed conveyance are as follows: The County of Riverside will
2 remit and release any interest it may own in this remnant parcel to Roberson.

3 The Board of Supervisors intends to meet to conclude the proposed transaction on or
4 after December 14, 2010, at 9:00 am at the meeting room of the Board of Supervisors located
5 on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

6 BE IT FURTHER RESOLVED AND DETERMINED that the Board declares the
7 remnant parcel as surplus.

8 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
9 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government
10 Code.

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EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0660-001A

BEING A PORTION OF LOT 137 OF TRACT MAP NUMBER 2508, ON FILE IN BOOK 46, PAGES 71 AND 72 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 137, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMAICA SANDS DRIVE (60.00 FOOT FULL-WIDTH), AS SHOWN ON SAID TRACT MAP, SAID CORNER ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 530.00 FEET AND AN INITIAL RADIAL BEARING OF N 65°40'59" E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°00'57", AN ARC DISTANCE OF 0.15 FEET;

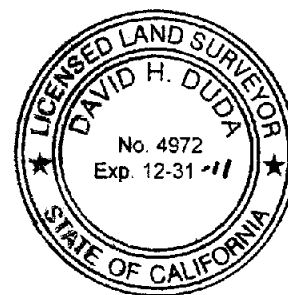
THENCE N 63°24'35" E, A DISTANCE OF 184.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 137;

THENCE S 00°34'54" E, ALONG SAID EASTERLY LINE OF LOT 137, A DISTANCE OF 9.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 137;

THENCE S 65°57'31" W, ALONG THE SOUTHERLY LINE OF SAID LOT 137, A DISTANCE OF 180.97 FEET TO THE **POINT OF BEGINNING**;

CONTAINING: 771 SQUARE FEET, OR 0.018 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"



APPROVED BY: _____

David H. Duda

DATE: _____

March 02, 2010

EXHIBIT "B"

T.5S., R.7E., S.B.M.
SECTION 8

CURVE DATA

① $\Delta = 00^{\circ}00'57''$
R = 530.00'
L = 0.15'
T = 0.07'

① WATER LINE EASEMENT
PER MB 46/71-72

② WATER LINE EASEMENT
DRAINAGE EASEMENT
PER MB 46/71-72

③ PUBLIC UTILITY EASEMENT
PER MB 46/71-72

TRACT MAP 2508
MB 46/71-72

SOUTHERLY FACE
OF BLOCK WALL

PARCEL
0660-001A
771 SQ.FT.
0.018 AC.

LOT 136

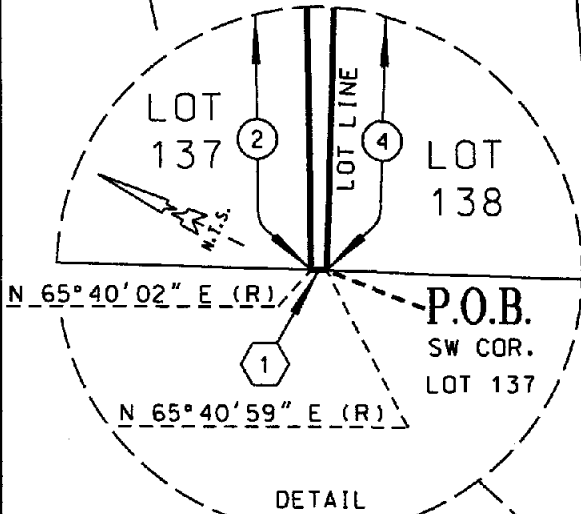
LOT 137

LOT 138

APN 607-393-003

APN 607-393-004

APN 607-393-005



N 65°40'02" E (R)
P.O.B.
SW COR.
LOT 137
N 65°40'59" E (R)

DETAIL

DETAIL

P.O.B.
SW COR. LOT 137

LINE DATA

- ② N 63°24'35" E 184.79'
- ③ S 00°34'54" E 9.12'
- ④ S 65°57'31" W 180.97'

$\Delta = 63^{\circ}40'00''$ R = 500' C/L L = 555.60' T = 310.42'
($\Delta = 63^{\circ}36'59''$ R = 500' L = 555.16' T = 310.11')

JAMAICA SANDS DRIVE

LOT 53

LOT 52

() INDICATES RECORD DATA PER MB 46/71-72



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0660-001A

PROJECT: JAMAICA SANDS DRIVE

PREPARED BY: K.N.V.

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.

DATE: FEBRUARY, 2010

W.O. NO.: 85-0660

APPROVED BY: *[Signature]* DATE: *March 02, 2010*

SHEET 1 OF 1