

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

926



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
May 23, 2012

SUBJECT: Resolution No. 2012-126, Authorization to Convey Real Property Interests in Property Located East of Lime Street & West of Highway 91, between 9th and 12th Streets in the City of Riverside, California

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2012-126, Authorization to Convey Real Property Interests located east of Lime Street & west of Highway 91, Between 9th & 12th Streets in the City of Riverside, California, consisting of portions of Assessor's Parcel No. 215-310-006, 215-132-001 through 008 & 215-120-006, by Various Instruments to the Riverside County Transportation Commission;
2. Approve the Agreement of Purchase and Sale and Joint Escrow Instructions between the County of Riverside and the Riverside County Transportation Commission for the conveyance of temporary and permanent real property interests on land identified as Assessor Parcel Numbers 215-310-006, 215-132-001 through 008 & 215-120-006;

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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:	2011/12

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: N/A

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

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer A. Sargent*
Jennifer A. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
SYNTHIA M. GUNZEL
Departmental Concurrence

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

3.29

Prev. Agn. Ref.: 3.41 of 3/1/11

District: 2/2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the documents to complete the conveyance of real property and this transaction; and
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents to complete this transaction.

BACKGROUND:

The Riverside County Transportation Commission (RCTC) is the lead agency on a multitude of highway improvement projects in Riverside County, including the SR-91 HOV project, which is intended to add high occupancy vehicle (HOV) lanes to Highway 91 from Adams Street to the 60/91/215 interchange, in both directions. The project will also improve ramps, bridges and freeway access, and it will close a 6 mile HOV gap. Included in this project is replacement of the westbound 9th Street onramp in downtown Riverside with a new westbound onramp at 10th Street that would cut through the existing County employee parking lots situated across Lime Street from the County Administrative Center.

The onramp relocation would necessitate temporary closure of portions of the County employee parking lots for varying time intervals as RCTC's contractors completely rebuild the redesigned parking lots. The lots currently provide parking stalls for 336 vehicles. The project would be phased in three stages; during which the number of available stalls would never dip below 200. At the end of the project, the redesigned parking lot would contain 362 parking stalls. The anticipated duration of the project is 18 months. RCTC will provide for replacement parking and shuttle service for any displaced County employees during construction of the improvements on an interim basis.

Pursuant to Government Code Section 25365, the County may transfer or exchange interests in real property belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein is not required for County use.

On December 16, 2010, RCTC presented a revised offer to the County of Riverside to purchase various fee and easement interests, along with temporary construction easements. The amount of the offer is \$1,579,640.00. In addition, the County will bear no expense in reconstruction of the parking lots. At the end of the construction period, RCTC will arrange for the State of California to convey fee simple title to that portion of the existing 9th Street onramp that will no longer be required for use by commuters. This land has been appraised at \$464,500.00.

On March 1, 2011, the Board of Supervisors adopted Resolution No. 2011-021, which was a Notice of Intention to convey to the Riverside County Transportation Commission District, by appropriate instruments, varying interests in real property located in the City of Riverside, located east of Lime Street & west of Highway 91, Between 9th & 12th Streets in the City of Riverside, California, consisting of portions of Assessor's Parcel No. 215-310-006, 215-132-001 through 008 & 215-120-006 as depicted on Exhibit A (aerial image) and more particularly described in Exhibit B-1, B-2, C-1, C-2, D-1, D-2, E-1 and E-2, Legal Descriptions.

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

(Continued)

Economic Development Agency/Facilities Management
Resolution No. 2012-126, Authorization to Convey Real Property Interests in Property Located East
of Lime Street & West of Highway 91, between 9th and 12th Streets in the City of Riverside, California
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Attachments:

Exhibit A, Aerial Image
Exhibit B-1, Legal Description of the Fee Property
Exhibit B-2, Depiction of the Fee Property
Exhibit C-1, Legal Description of the Aerial Easement Property
Exhibit C-2, Depiction of the Aerial Easement Property
Exhibit D-1, Legal Description of the TCE Property
Exhibit D-2, Depiction of the TCE Property
Exhibit E-1, Legal Description of the Permanent Easement Property
Exhibit E-2, Depiction of the Permanent Easement Property