

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS
 DATE: 10/14/14

Departmental Concurrence:

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

253A



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
 November 13, 2014

SUBJECT: Resolution No. 2014-219, Authorization to Convey Fee Simple Interest Real Property in the Community of Cabazon to the Cabazon Water District, District 5/District 5, CEQA Exempt [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the activity is exempt from CEQA according to Sections 15061 (General Rule) of the State CEQA Guidelines;
2. Adopt Resolution No. 2014-219, Authorization to Convey Fee Simple Interest in Real Property located in Cabazon, County of Riverside, Assessor's Parcel Number 526-170-020 by Grant Deed;
3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed to complete the conveyance of real property and this transaction;

(Continued)

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No

For Fiscal Year: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-32 of 9/9/14

District: 5/5

Agenda Number:

3-31

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-219, Authorization to Convey Fee Simple Interest Real Property in the Community of Cabazon to the Cabazon Water District, District 5/District 5, CEQA Exempt [\$0]

DATE: November 13, 2014

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

4. Authorize the Chairman of the Board of Supervisors to accept the conveyance of Assessor's Parcel Numbers 526-023-018 and 526-023-019, by Grant Deed, from the Cabazon Water District;
5. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents to complete this transaction; and
6. Direct the Clerk of the Board to deliver the Notice of Exemption to the office of the County Clerk for filing within five working days of this Board Hearing.

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County of Riverside (County) may transfer interests in real property, or any interest therein, 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 to be conveyed is not required for county use. The County intends to convey fee simple interests in Real Property located in the Community of Cabazon, County of Riverside, to the Cabazon Water District, by Grant Deed, a portion of Assessor's Parcel Number 526-170-020, depicted in Exhibits A, attached hereto.

Between 2008 and 2012 the County of Riverside, using redevelopment funding, expanded the Cabazon Civic Center in Cabazon located at 14618 Broadway Street. The Civic Center provides needed services such as a community library, child development and counseling centers, two lighted basketball courts, a picnic area and 144 parking spaces. The original project included plans for a new 3,500 square foot facility for the Cabazon Water District. The intent was to create a parcel map and convey title of the building to the District; however, with the dissolution of redevelopment agencies, funding for the parcel map was lost, but an agreement in principal had already been prepared with the District. The District's current location on Main Street has been insufficient to provide appropriate office space for administrative purposes, training, and public meetings.

To expedite relocation, the County of Riverside and the Cabazon Water District entered into an 18 month lease for the building at the Civic Center to allow for additional operational space needed by the District with the intention of conveying a portion of Assessor's Parcel Number 526-170-020 to the Water District under a separate action. Equivocally, the District will convey to the County, property on Main Street identified as Assessor's Parcel Numbers 526-023-018 and 526-023-019, formerly occupied by the Water District. These properties are abutted by the County Fleet Service building and Sheriff's Station.

On September 9, 2014, the Board of Supervisors approved Resolution No. 2014-121, Notice of Intention to Convey Fee Simple Interest Real Property in the Community of Cabazon, County of Riverside.

The project activity was reviewed and determined to be exempt from CEQA guidelines per General Rule Exemption Section 15061 (b) (3), as it can be seen with certainty that the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment [CEQA Guidelines 15060 (c) (2)].

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

(Continued)

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-219, Authorization to Convey Fee Simple Interest Real Property in the Community of Cabazon to the Cabazon Water District, District 5/District 5, CEQA Exempt [\$0]

DATE: November 13, 2014

PAGE: 3 of 3

Impact on Citizens and Businesses

The conveyance of real property to the Cabazon Water District will enable the citizens to receive improved services at the new location.

SUPPLEMENTAL:

Additional Fiscal Information

No net cost will be incurred and no budget adjustment is required.

Contract History and Price Reasonableness

Not applicable.

Attachments:

Grant Deed

Notice of Exemption

2 **Resolution No. 2014-219**

3 **Authorization to Convey Real Property in the Community of Cabazon, County of**
4 **Riverside, California by Grant Deed**
5 **Assessor's Parcel Number 526-170-020**

6 **WHEREAS**, the County of Riverside is the owner of the Cabazon Civic Center
7 located at 14618 Broadway Street in Cabazon, County of Riverside;

8 **WHEREAS**, the original project included plans for a new 3,500 square foot facility for
9 the Cabazon Water District;

10 **WHEREAS**, the County of Riverside and Cabazon Water District entered into an 18
11 month lease for the building at the Cabazon Civic Center to allow for additional operational
12 space needed by the District with the intention of conveying a portion of Assessor's Parcel
13 Number 526-170-020 to the Water District under a separate action;

14 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the
15 County of Riverside, California, in regular session assembled on November 25, 2014, at 9:00
16 a.m., in the meeting room of the Board of Supervisors located on the 1st floor of the County
17 Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the conveyance by
18 grant deed to Cabazon Water District, the following described real property: Certain real
19 property located in the County of Riverside, State of California, more particularly described in
20 Exhibit A Legal Description and depicted on Exhibit B, attached hereto and thereby made a
21 part hereof.

22 **BE IT FURTHER RESOLVED AND DETERMINED** that the Chairman of the Board of
23 Supervisors of the County of Riverside is authorized to execute the documents to complete the
24 conveyance of real property and this transaction.

25 ///

26 ///

27 ///

28 ///

1 **BE IT FURTHER RESLOVED AND DETERMINED** that the Assistant County Executive
2 Officer/EDA or his designee is authorized to execute any other documents to complete this
3 transaction.

FORM APPROVED COUNTY COUNSEL

BY:  10/17/14
PATRICIA JACKSON
COUNTY CLERK
DATE

TK:ra/093014/329ED/16.993 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.993.doc

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT 100 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, FURTHER DESCRIBED AS A PORTION OF PARCEL 3 PER INSTRUMENT NUMBER 2013-0434607 RECORDED ON SEPTEMBER 5, 2013, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 100, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF BROADWAY STREET, 50.00 FEET IN WIDTH AS SHOWN BY SAID MAP;

THENCE LEAVING SAID SOUTHWEST CORNER OF SAID LOT 100 AND SAID CENTERLINE OF BROADWAY STREET, EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 100, NORTH 89°57'30" EAST, 59.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY STREET AS SHOWN BY RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PLAN MS 4224, I.P. NO. 090042, SAID POINT ALSO BEING TRUE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY LINE OF BROADWAY STREET, NORTH 89°57'30" EAST, 88.57 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 100;

THENCE LEAVING SAID SOUTHERLY LINE OF LOT 100, NORTH 00°01'30" WEST, 150.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 3 AS SHOWN BY SAID INSTRUMENT NUMBER 2013-0434607;

THENCE SOUTH 89°58'30" WEST, 87.98 FEET ALONG SAID NORTHERLY LINE OF PARCEL 3 TO A POINT ON SAID EASTERLY LINE OF BROADWAY STREET;

THENCE SOUTH 00°01'30" EAST ALONG SAID EASTERLY LINE OF BROADWAY STREET, 150.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 13,219 SQUARE FEET MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.


FRANK CORREIA, L.S. 6927

DATE 10-16-13



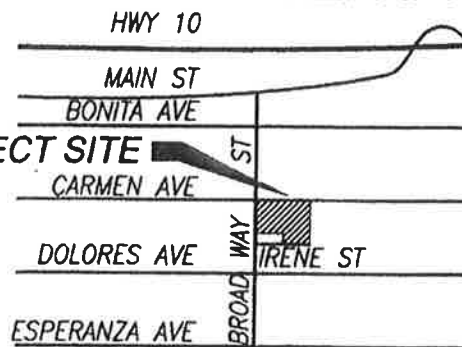
EXHIBIT "B"

MS 4224
LAND GRANT

BASIS OF BEARING

N00°01'30"E, BEING THE CENTERLINE OF BROADWAY STREET, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN

PROJECT SITE



VICINITY MAP

NTS

P.M.
114/52

PAR. 4

BROADWAY STREET

N 00°01'30" E

S 00°01'30" E 150.26'

N 00°01'30" W 150.23'

PARCEL "A"

POR. PAR. 3
INST. NO.
2013-0434607
REC.
09/05/2013

LOT 100
M.B. 8/6

PARCEL "A" AREA
AREA=13,219 SF (0.30 AC.)

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°57'30"E	59.00'

50' 25' 15' 19'

15' R/W DEDICATION PER
DEED RECORDED 09/19/1933
PER BOOK 133, PAGE 512

19' R/W DEDICATION PER
STREET IMPROVEMENT PLANS
MS 4224 I.P. NO. 090042

S 89°58'30" W 87.98'

P.O.C.
PARCEL "A"

T.P.O.B.
PARCEL "A"

R/W PER INSTRUMENT NO.
2008-0351208, 6/27/2008

25' 59'

LOT 115
M.B. 8/6



1"=50'



PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS, INC.
1350 E. CHASE DRIVE
CORONA, CA 92881
P: (951) 372-8400 F: (951) 372-8430

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
3403 10th Street, Suite 400
Riverside, California 92501

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: Cabazon Water
District Exchange
APN: 526-170-020 (Portion)

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the COUNTY OF RIVERSIDE, a political subdivision of the State of California hereby grants to the CABAZON WATER DISTRICT, the real property located in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit A and incorporated herein by this reference, together with all appurtenant easements and access rights and other rights and privileges appurtenant to the land, and subject only to matters of records ("Property").

See Exhibits "A" and "B" attached hereto
and made a part hereof

PROJECT: Cabazon Water District Exchange
APN: 526-170-020 (Portion)

Dated: _____

GRANTOR:

County of Riverside, a political
subdivision of the State of California

Jeff Stone, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

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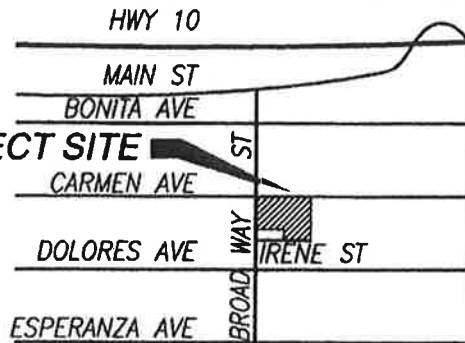
MS 4224
LAND GRANT

SHEET 1 OF 1

BASIS OF BEARING

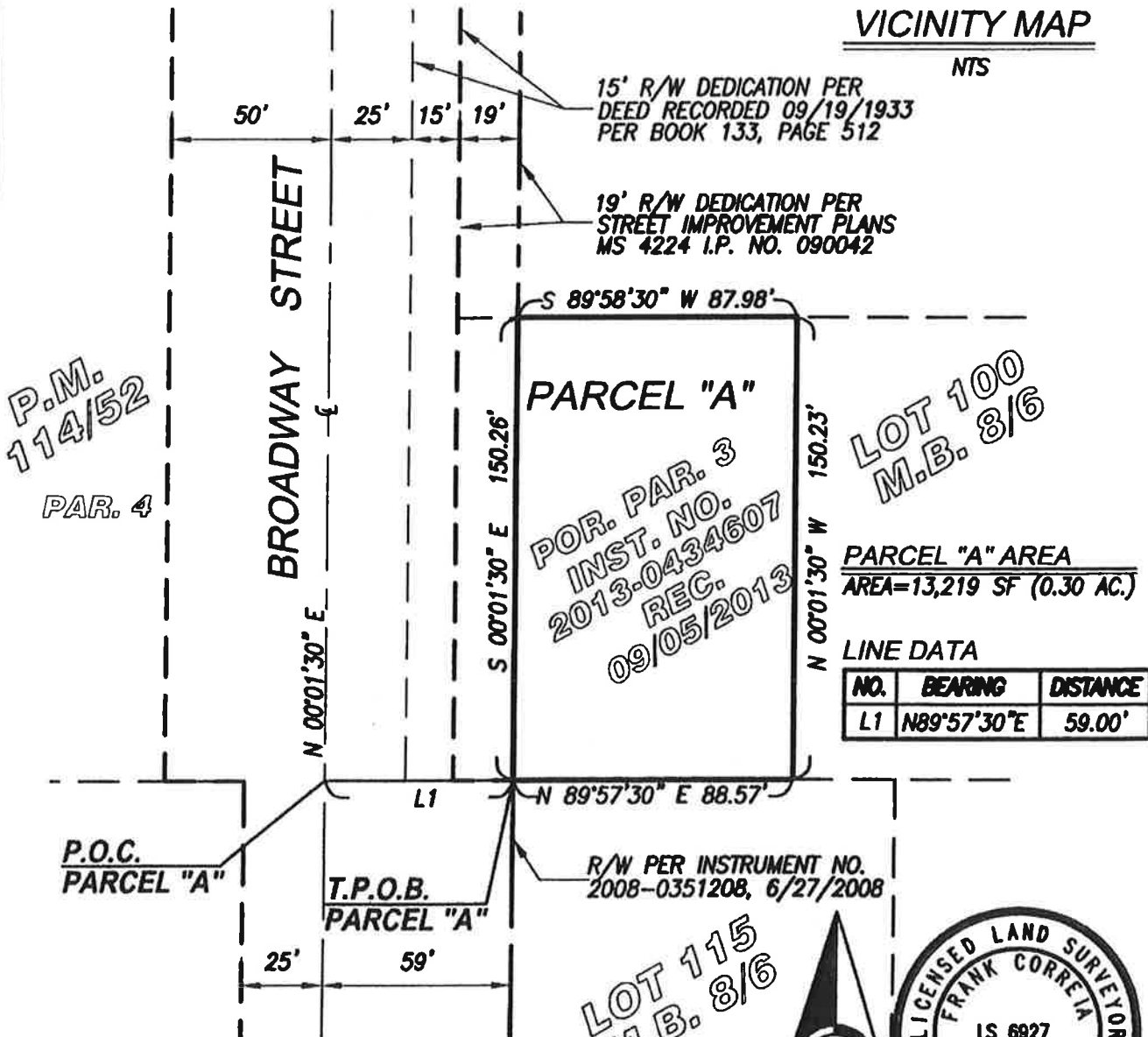
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PROJECT SITE



VICINITY MAP

NTS



15' R/W DEDICATION PER DEED RECORDED 09/19/1933 PER BOOK 133, PAGE 512

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P.M.
114/52
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POR. PAR. 3
INST. NO.
2013-0434607
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M.B. 8/6

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1"=50'





NOTICE OF EXEMPTION

September 8, 2014

Project Name: County of Riverside, Cabazon Water District Land Conveyance

Project Number: FM041026

Project Location: 14618 Broadway Street, Cabazon, CA; Assessor Parcel Number 526-170-020; and 50256 Main Street, Cabazon, CA; Assessor Parcel Numbers 526-023-018 and 526-023-019 (See attached exhibit).

Description of Project: Between 2008 and 2012 the County of Riverside (County), using redevelopment funding, expanded the Cabazon Civic Center in Cabazon located at 14618 Broadway Street. The Civic Center currently provides needed services such as a community library, child development and counseling centers, two lighted basketball courts, a picnic area and 144 parking spaces. The existing Cabazon Water District owns property at 50256 Main Street, Cabazon, California. The County intends to convey a portion of the real property (APN 526-170-020) located at 14618 Broadway Street, Cabazon, California to the Cabazon Water District. In consideration of this conveyance, the Cabazon Water District will convey to the County property located at 50256 Main Street, Cabazon, California (APNs 526-023-018 and 526-023-019).

Pursuant to Government Code Section 25365, the County may transfer interests in real property, or any interest therein, 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 to be conveyed is not required for county use.

The exchange of the properties does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require CEQA review from the lead agency for any changes to the property initiated in the future by either the County or the Cabazon Water District. Further, at this time there are no planned construction or development projects proposed or envisioned for any of the properties in question and any attempt at evaluating physical impacts related to development at this time would be wholly speculative and would provide no meaningful input or analysis.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15061, General Rule "Common Sense" Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. No physical environmental impacts are anticipated to occur to any of the existing onsite structures and any future development projects at any of the properties would require a full evaluation under CEQA at that time. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The exchange and transfer of real property will not have an effect on the environment and the mere transfer of ownership interests will not allow for any development, construction, or change of use that may create a future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

- Section 15061 (b) (3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The conveyance of real property from one agency to another will not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The Cabazon Civic Center will continue to provide community services at that location. Any future activity or project at the location would require CEQA review from the lead agency. However, there are no existing plans for future development or changes to the existing site and any evaluation under CEQA would be wholly speculative at this time. The site is located in an existing developed area in the County of Riverside with no areas of environmental sensitivity or biological value. Therefore, in no way would the mere transfer of property between the County and the Cabazon Water District as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemption above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 9/2/14

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency