

FORM APPROVED COUNTY COUNSEL  
BY: Gregory P. Priamos DATE: 6/27/16

Departmental Concurrence



**SUBMITTAL TO THE BOARD OF DIRECTORS  
REGIONAL PARK AND OPEN SPACE DISTRICT  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

120



**FROM:** Regional Park and Open-Space District

**SUBMITTAL DATE:**  
June 30, 2016

**SUBJECT:** Resolution No. 2016-05, Declaration of Surplus Real Property and Notice of Intent to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, County of Riverside, State of California, identified with Assessor's Parcel Number 163-290-001, to the City of Jurupa Valley, District 2, [\$0]

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt Resolution No. 2016-05, Declare of Surplus Real Property and Notice of Intention to Convey a Fee Interest in Real Property located in Jurupa Valley, County of Riverside, identified with Assessor's Parcel Number 163-290-001, to the City of Jurupa Valley by Grant Deed; and
2. Direct the Clerk of the Board to advertise in accordance with Section 6061 of the Government Code.

**BACKGROUND:**

**Summary**

Commences on Page 2

Scott Bangle  
General Manager

2016-015D

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 type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:**

Budget Adjustment:

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY:

Steven C. Horn

County Executive Office Signature

**MINUTES OF THE BOARD OF DIRECTORS**

**DISTRICT**

**13-4**

Prev. Agn. Ref.:

District: 2

Agenda Number:

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

**SUBMITTAL TO THE BOARD OF DIRECTORS, REGIONAL PARK AND OPEN SPACE DISTRICT,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.**

**FORM 11:** Resolution No. 2016-05, Declaration of Surplus Real Property and Notice of Intent to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, County of Riverside, State of California, identified with Assessor's Parcel Number 163-290-001, to the City of Jurupa Valley, District 2, [\$0]

**DATE: June 30, 2016**

**PAGE: 2 of 2**

**BACKGROUND:**

**Summary**

Assessor's Parcel Number 163-290-001, located between Downey Street and Archer Street along the northern banks of the Santa Ana River within the City of Jurupa Valley, was originally acquired by the County in the 1974 to be part of the Santa Ana Regional Park; however, the property was not developed or used. In 1994 the property was transferred from the County of Riverside (County) to the Riverside County Regional Park and Open-Space District (District) and has since been part of District managed open space. This parcel is segregated from other District properties and provides no strategic benefit for the District.

In accordance with California Public Resources Code Section 5540, a district may grant or dispose of an interest in real property not actually dedicated for park and open-space purposes, within or without the district, necessary to the full exercise of its powers.

The District desires to convey a fee simple interest in real property for one parcel to the City of Jurupa Valley. District staff has reviewed and determined that the Property is no longer needed for District use or purposes and is best suited to be vested in favor of the City of Jurupa Valley for the City's proposed open-space and recreational use and purposes. It is recommended that the Board of Directors for the District declare this property as surplus.

Pursuant to Government Code Section 54220 et seq. and in particular, Section 54222 letters were sent to local government agencies notifying them of intent to declare property surplus and offering the property to them prior to proceeding. Four letters of interest from public agencies were received related to this property. The District asked for best and final offers from all interested agencies and for a commitment to use the property for park, open-space or recreational purposes. The District desires to accept the offer from the City of Jurupa Valley.

The conveyance of this property will also transfer the responsibility of maintenance of the property to the City of Jurupa Valley.

Resolution No. 2016-05 has been approved as to form by County Counsel.

**Impact on Citizens and Businesses**

There will be no foreseeable impact on the citizens or businesses.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**Attachments:**

Resolution No. 2016-05

Board of Directors

Riverside County Regional Park  
and Open-Space District

Resolution No. 2016-05  
Declaration of Surplus Real Property and Notice of Intention to Convey  
a Fee Simple Interest in Real Property  
Located in the City of Jurupa Valley, County of Riverside, California, to the City of  
Jurupa Valley by Grant Deed  
Assessor's Parcel Number 163-290-001

**WHEREAS**, the Riverside County Regional Park & Open-Space District is the owner of a fee interest in certain real property, consisting of approximately twenty-six (26) acres of vacant land, identified with Assessor's Parcel Number 163-290-001, located within the City of Jurupa Valley, County of Riverside, State of California, (the "Property"), more particularly described in Exhibit "A" and depicted in Exhibit "B", attached hereto and by this reference incorporated herein; and

**WHEREAS**, the Property is no longer needed for the District's use or purposes; and

**WHEREAS**, the District desires to convey the Property to the City of Jurupa Valley to facilitate the City's implementation of its open space recreation; and

**WHEREAS**, the Riverside County Regional Park & Open-Space District and the City of Jurupa Valley concur that it would be in both parties best interest to transfer the Property to the City of Jurupa Valley; now, therefore,

**BE IT RESOLVED, DETERMINED AND ORDERED** and **NOTICE IS HEREBY GIVEN** by the Board of Directors of Riverside County Regional Park & Open-Space District ("Board"), in regular session assembled on July 12, 2016, that this Board:

1. Finds that this Property is no longer needed for the District's use and purposes and is hereby declared as surplus; and

2. That the Board intends to convey on or after July 26, 2016 to the City of Jurupa Valley the following described real property: Fee simple interest in certain real property located in the City of Jurupa Valley, County of Riverside, State of California, identified with Assessor's Parcel Number 163-290-001, more particularly described in the attached Exhibit "A" Legal Description, by Grant Deed and pursuant to terms and

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* DATE: 6-27-16  
SYNTHIA M. GUNZEL

1 conditions agreed upon between the parties.

2 The Board of Directors intend to meet to conclude the proposed transaction on or  
3 after July 26, 2016, at 9:00 a.m. or soon thereafter, at the meeting room of the Board of  
4 Directors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,  
5 Riverside, California.

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

## EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

### Parcel 1:

That Parcel of land in the unincorporated area of Riverside County, California, being a portion of:

Map of the Subdivision of a portion of the Jurupa Ranch, Map Book 9, Page 26, Records of the Recorder of San Bernardino County, California;

Map of the Jurupa Rancho, Map Book 9, Page 33, Records of said Recorder; Lot No. 37 of the Jurupa Rancho, as confirmed to Abel Stearns by United States Patent in Book A of Land Patents, Page 374, of Official Records of San Bernardino County, California as shown on Government Plat of the Jurupa Rancho on file in the Office of the Surveyor General and approved December 21, 1887, described as follows:

Beginning at Station 66 as shown by map on file in Book 16, Pages 52 through 55 of Records of Survey, Records of the Recorder of Riverside County, California;

The Stations referred to in the following description are those shown on said Record of Survey; Thence South  $72^{\circ}02'46''$  East a distance of 769.65 feet, to Station 71 as shown on said Record of Survey;

The following (2) courses are along said Northerly line of said Record of Survey;  
(1) Thence South  $78^{\circ}04'12''$  East (formerly recorded South  $78^{\circ}42'50''$  East) a distance of 1,00.05 feet to Station 72;

(2) Thence South  $67^{\circ}42'37''$  East (formerly recorded South  $68^{\circ}21'15''$  East) a distance of 908.78 feet;

Thence South  $01^{\circ}05'53''$  West a distance of 278.24 feet to a point which bears North  $01^{\circ}05'53''$  East, 1,686.56 feet from Station 15 as shown on said Record of Survey;

Thence North  $59^{\circ}06'00''$  West a distance of 542.47 feet;

Thence North  $70^{\circ}22'00''$  West a distance of 684.00 feet;

Thence South  $88^{\circ}07'00''$  West a distance of 387.00 feet;

Thence North  $69^{\circ}45'00''$  West a distance of 529.00 feet;

Thence North  $57^{\circ}53'04''$  West a distance of 768.85 feet to Station 66, the point of beginning.

### Parcel 2:

That Parcel of land in the unincorporated area of Riverside County, California, being a portion of:

Map of the Subdivision of a portion of the Jurupa Ranch, Map Book 9, Page 26, Records of the Recorder of San Bernardino County, California;

Map of the Jurupa Rancho, Map Book 9, Page 33, Records of said Recorder;  
Lot No. 37 of the Jurupa Rancho, as confirmed to Abel Stearns by United States Patent in Book A of Land patents, Page 374 of Official Records of San Bernardino County, California, as shown on Government Plat of the Jurupa Rancho on file in the Office of the Surveyor General and approved December 21, 1887, described as follows:

Beginning at Station 66 as shown by map on file in Book 16, Pages 52 through 55 of Record of Survey, Records of the Recorder of Riverside County, California;

Thence North  $00^{\circ}34'33''$  East (formerly recorded North  $00^{\circ}04'05''$  West) a distance of 585.87 feet to a point of intersection with the Westerly prolongation of the centerline of Lot "C" (64<sup>th</sup> Street, 30.00 feet wide) as shown by map of Sparmland Poultry Colony, on file in Book 11, Page 63 of Maps, said Records of the Recorder;

Thence South  $89^{\circ}47'22''$  East (formerly recorded North  $89^{\circ}34'00''$  East) along said Westerly prolongation of the centerline of Lot "C", a distance of 579.35 feet to a point of Intersection of said prolongation with the Southwesterly line of said Sparmland Poultry Colony;

Thence South  $50^{\circ}19'42''$  East (formerly recorded South  $50^{\circ}58'20''$  East) a distance of 313.60 feet to Station 69 as shown on said Record of Survey;

Thence South  $44^{\circ}06'52''$  East (formerly recorded South  $44^{\circ}45'30''$  East) a distance of 380.15 feet to Station 70 as shown on said Record of Survey;

Thence South  $45^{\circ}54'38''$  West (formerly recorded South  $45^{\circ}16'00''$  West) a distance of 499.92 feet to Station 71 as shown on said Record of Survey;

Thence North  $72^{\circ}02'45''$  West a distance of 769.65 feet to Station 66, the point of beginning.

Assessor's Parcel No: 163-290-001



# Exhibit B

## Jurupa Parkland Sale Sale to City of Jurupa Valley



Legend



0 1,454 2,909 Feet



REPORT PRINTED ON... 5/12/2016 10:39:48 AM

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**Notes**  
APN 163-290-001

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party) accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.