

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 5/24/16

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

346



FROM: Economic Development Agency

SUBMITTAL DATE:
 August 23, 2016

SUBJECT: Resolution No. 2016-107, Authorization to Convey Real Property to the City of Jurupa Valley, CEQA Exempt, District 2, | [\$8,650] Transportation 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA guidelines Section 15061 (b)(3) "Common Sense" Exemption;
2. Adopt Resolution No. 2016-107, Authorization to Convey Fee Simple Interest in Real Property located in the City of Jurupa Valley, known as Pat Merritt Dog Park, identified by Assessor's Parcel Numbers 186-070-019 and 186-080-009 by Quitclaim Deed to the City of Jurupa Valley;

(Continued)

[Signature]

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	\$ 8,650	\$ 0	\$ 8,650	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: TLMA 100%				Budget Adjustment: No	
				For Fiscal Year: 2016/17	

C.E.O. RECOMMENDATION:

APPROVE

BY: Rohini Dasika
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

3-27

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

Economic Development Agency

FORM 11: Resolution No. 2016-107, Authorization to Convey Real property to the City of Jurupa Valley, CEQA Exempt, District 2, [\$8,650] Transportation 100%

DATE: August 23, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to file the Notice of Exemption with the office of the County Clerk within five (5) working days of approval by the Board;
4. Ratify and authorize a reimbursement to EDA/Real Estate Division in the amount not to exceed \$8,650 from Transportation.
5. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed to complete the transfer of real property.

BACKGROUND:

Summary

On January 29, 2002, the Redevelopment Agency entered into a contract with Riverside Construction Company for Phase 3 of the Limonite Beautification Project. During the development phase, the Board approved the acquisition of two additional parcels to accommodate a two acre community dog park, and to improve flood control and transportation facilities. This included the reconstruction of the Limonite Frontage Road to provide access to the dog park and to include a catch basin and storm drain pipe to address the existing flood conditions along Limonite Avenue.

The Board approved Minute Order 4.5 on May 14, 2002, to acquire property to facilitate and accomplish preliminary work in preparation of construction activity for the Limonite Beautification – Phase 3 Project. The County utilizes a portion of this land for a community dog park.

The Transportation Land Management Agency has operated the Landscape Maintenance District for the park since September 26, 2006.

The City of Jurupa Valley was incorporated on July 1, 2011 and on February 1, 2016; operation of the park was transferred to the city.

Pursuant to Government Code Section 25365, the County of Riverside (County) may transfer real property or any interest therein, belonging to a 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 therein to be transferred is not required for county use.

Pursuant to the California Environmental Quality (CEQA), the action was reviewed and determined to be categorically exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061 (b)(3) – “Common Sense” Exemption. The County's approval of this conveyance of real property does not create any reasonably foreseeable physical change in the environment; it is merely a transfer in title to real property.

Finding that the land is no longer necessary for use by the County, the County intends to transfer its fee simple interest in real property, located in the City of Jurupa Valley, consisting of 1.44 acres, identified by Assessor Parcel Numbers 186-070-019 and 186-080-009 as more particularly described in Exhibit A attached to Resolution No. 2016-107, by Grant Deed to the City of Jurupa Valley.

Resolution No. 2016-107 and Grant Deed 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

FORM 11: Resolution No. 2016-107, Authorization to Convey Real property to the City of Jurupa Valley, CEQA Exempt, District 2, [\$8,650] Transportation 100%

DATE: August 23, 2016

PAGE: 3 of 3

Impact on Citizens and Businesses

Finding that the fee simple interest is no longer necessary for use by the County, the City has initiated a request to convey the subject parcels from County to the City. Since this is only a transfer between public agencies, there will be no impact on citizens and businesses.

Supplemental:

Additional Fiscal Information

The rent derived from a lease was received by TLMA to offset costs associated with maintaining and operating Pat Merritt Dog Park. As of February 1, 2016, the rent proceeds have been transferred to the City of Jurupa Valley.

No net County cost will be incurred and no budget adjustment is necessary, however, the Economic Development Agency's Real Estate Division has incurred costs associated with this transaction. County Counsel and Real Estate costs to date in the approximate amount of \$8,650 will be reimbursed from Transportation.

Staff and Labor Costs	\$ 8,000
County Counsel Review	\$ 650
Total	\$ 8,650

Attachments:

Resolution No. 2016-107

Aerial Map

Quitclaim Deed

Notice of Exemption

FORM APPROVED COUNTY COUNSEL
BY: TODD FRAHM DATE: 5/24/16

Board of Supervisors

County of Riverside

RESOLUTION NO. 2016-107

**AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST
IN REAL PROPERTY TO THE CITY OF JURUPA VALLEY BY QUITCLAIM DEED
(Assessor's Parcel Number 186-070-019 and 186-080-009)**

WHEREAS, the County of Riverside is the owner of certain real property consisting of 1.44 acres of vacant land, identified with Assessor Parcel Numbers 186-070-019 and 186-080-009, located in the City of Jurupa Valley, County of Riverside, State of California ("Property"); and

WHEREAS, the County desires to convey the Property to the City of Jurupa Valley and the City desires to accept the Pat Merritt Dog Park.

WHEREAS, the County has reviewed and determined that the conveyance of the Property as being categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15601(b)(3) as the proposed project is merely the conveyance of title to real property and does not involve construction or development; therefore, no significant impact on the environmental will occur; and

WHEREAS, the County of Riverside and the City of Jurupa Valley concur that it would be in both parties best interest to transfer the Property to the City; and

WHEREAS, Pursuant to Government Code Section 25365, the County may transfer interests in real property or interest therein, belonging to the County to another public agency, upon the terms and conditions as 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; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on Aug. 23, 2016, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based upon a review of the evidence and

1 information presented on the matter, as it relates to the conveyance has determined that the
2 proposed conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines
3 Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the
4 activity in question will have a significant effect on the environment because it merely involves
5 the conveyance of title to real property and no construction activities or development is to
6 occur.

7 **BE IT FURTHER RESOLVED, DETERMINED** that this Board authorizes the
8 conveyance of the property by Quitclaim Deed to the City of Jurupa Valley the following
9 described real property: Certain fee interest in real property located in the City of Jurupa Valley,
10 County of Riverside, State of California, identified with Assessor Parcel Numbers 186-070-019
11 and 186-080-009, more particularly described in Exhibit "A", Legal Description, attached hereto
12 and made a part hereof.

13 **BE IT FURTHER RESOLVED, DETERMINED** that the Chairman of the Board is
14 authorized to execute the Grant Deed to complete the conveyance of real property and this
15 transaction.

16 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County Executive
17 Officer/EDA or designee authorized to execute any documents to complete this transaction.

18 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board of
19 Supervisors has given notice hereof as provided in Section 6061 of the Government Code.

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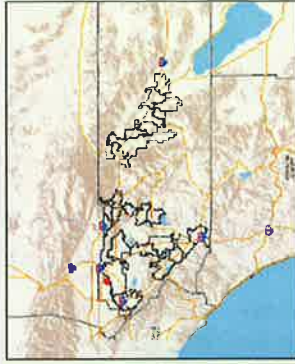
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28 JR:ra/080216/462TR/18.143 S:\Real Property\TYPING\Docs-18.000 to 18.500\18.143.doc

PAT MERRITT DOG PARK TRANSFER
 6377 Limonite Avenue (Frontage Road) Jurupa Valley



Legend



Notes
 District 2
 APN 186-070-019
 186-080-009

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.



0 209 417 Feet



REPORT PRINTED ON... 3/29/2016 2:17:45 PM

© Riverside County TLMA GIS

Recorded at request of and return to:

City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509

FREE RECORDING

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

LGH:tg/051016/992FM/18.144

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

**PROJECT: PAT MERRITT DOG PARK
TRANSFER**

APN'S: 186-070-019 AND 186-080-009

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California does hereby remise, release and forever quitclaim to the CITY JURUPA VALLEY, a municipal corporation; all right, title, and interest Grantor has in the real property located in Riverside County, State of California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference.

See Exhibit "A" attached hereto
and made a part hereof

PROJECT: PAT MERRITT DOG PARK TRANSFER
APN: 186-070-019 and 186-080-009

Dated: _____

GRANTOR:
**COUNTY OF RIVERSIDE, a political
subdivision of the State of California**

John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: 

Todd Frahm
Deputy County Counsel

EXHIBIT "A"

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

Parcel 1:

That portion of Lot 1 of the Amended Map of Riverview Tract, in the County of Riverside, State of California, as per map recorded in Book 4, Page 58 of Maps, in the Office of the County Recorder of said County, together with a portion of Limonite Avenue, described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South 16°05'25" West, along the Northwesterly line thereof, 1186.25 feet, to a line parallel with and distant 60.00 feet Southeasterly, measured at a right angle, from the Southwesterly extension of the center line of Limonite Avenue as conveyed to the County of Riverside by deed recorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42°45'20" West as it intersects Pacific Avenue;

Thence North 42°45'20" East, on said parallel line 509.28 feet, for the true point of beginning;

Thence South 42°45'20" West, 300.00 feet;

Thence at right angles Southeasterly to a point 10.00 feet Southeasterly from the Northwesterly line of that portion of Limonite Avenue conveyed to Rosemead Investment Co., a Corporation, by deed from the County of Riverside, recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from said Northwesterly line of Limonite Avenue, to a point which bears South 47°14'40" East from the true point of beginning.

Thence North 47°14'40" West 70.51 feet more or less, to the true point of beginning.

Excepting therefrom any portion thereof lying within Frontage Road.

Parcel 2:

That portion of Lot 1 of the amended map of Riverview Tract, in the County of Riverside, State of California, as per map recorded in Book 4, Page 58 of Maps, in the Office of the County Recorder of said County, and that portion of Section 20, Township 2 South, Range 5 West, San Bernardino, shown as a portion of Parcel 45 on Record of Survey entitled "Record of Survey of a portion of fractional Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown on a map of Jurupa Rancho, as shown by map on file in Book 9, Page 33, Record of San Bernardino County, California, on file in Book 25, Pages 66 and 67 of Record of Survey, records of Riverside County, California, together with a portion of Limonite Avenue, more particularly described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South 16°05'25" West along the Northwesterly line thereof 1186.25 feet, to a line parallel with and distant 60.00 feet Southeasterly, measured at a right angle from the Southwesterly extension of the center line of Limonite Avenue, as conveyed to the County of Riverside, by deed recorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42°45'20" West as it intersects Pacific Avenue;

CLTA Preliminary Report Form – Modified (11-17-06)

Thence North 42°45'20" East, on said parallel line, 509.28 feet;

Thence South 42°45'20" West, 300.00 feet, for the true point of beginning.

Thence continuing South 42°45'20" West, 258.94 feet to the beginning of a curve, concave Northwesterly having a radius of 5100.00 feet, said point being on the Northwesterly line of that Parcel 2 in deed from the County of Riverside recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California;

Thence Southwesterly on said curve 41.06 feet;

Thence South 46° East, to a point 10.00 feet Southeasterly from the Northwesterly line of that portion of Limonite Avenue conveyed to Rosemead Investment Co., a Corporation by deed from the County of Riverside, recorded March 21, 1962 as Instrument No. 25986 of Official Records of Riverside County, California.

Thence Northeasterly parallel with and 10.00 feet Southeasterly from said Northwesterly line of Limonite Avenue, to a point bearing Southeasterly at angles from the true point of beginning;

Thence Northwesterly on said right angle line, to the true point of beginning.

Excepting therefrom any portion lying within Frontage Road.

Parcel 3:

Those portions of Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian, shown as portions of Parcels 44 and 45 of Record of Survey entitled "Record of Survey of a portion of Fractional Section 20, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by map on file in Book 9, Page 33 of Maps, Records of San Bernardino County, California, on file in Book 25, Pages 66 and 67 of Records of Survey, Records of Riverside County, California; and Lots 1 and 2 of the amended map of Riverview Tract, as shown by map on file in Book 4, Page 58 of Maps, Records of Riverside County, California, together with a portion of Limonite Avenue, more particularly described as follows:

Commencing at the most Northerly corner of said Lot 1;

Thence South 16°05'25" West along the Northwesterly line thereof 1186.25 feet, to a line parallel with and distant 60.00 feet Southeasterly measured at a right angle, from the Southwesterly extension of the center line of Limonite Avenue, as conveyed to the County of Riverside by deed recorded November 28, 1933 in Book 148, Page 168 of Official Records of Riverside County, California, bearing South 42°45'20" West, as it intersects Pacific Avenue;

Thence North 42°45'20" East, on said parallel line 509.28 feet;

Thence South 42°45'20" West, on said parallel line 558.94 feet, to the beginning of a curve concave Northwesterly having a radius of 5100.00 feet;

Thence Southwesterly on the arc of said curve, 41.06 feet, from the true point of beginning, said point being on the Northwesterly line of the Parcel of land described in Parcel 2 of Deed from the County of Riverside recorded March 21, 1962 as Instrument No. 25986, of Official Records of Riverside County, California;

Thence Southwesterly on said Northwesterly line and on the Southwesterly extension thereof, to a point of the Northwesterly line of said Limonite Avenue, distant Northeasterly thereon 61.76 feet from the most Southerly corner of Parcel 44, as shown on said Record of Survey;

Thence South 23°47'52" East, 10.00 feet;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from the Northwesterly line of said Limonite Avenue, to a point which bears South 46° East from the true point of beginning.

Thence Southwesterly on said Northwesterly line and on the Southwesterly extension thereof, to a point on the Northwesterly line of said Limonite Avenue, distant Northeasterly thereon 61.76 feet from the most Southerly corner of Parcel 44, as shown on said Record of Survey;

Thence South 23°47'52" East, 10.00 feet;

Thence Northeasterly parallel with and 10.00 feet Southeasterly from the Northwesterly line of said Limonite Avenue, to a point which bears South 46° East from the true point of beginning.

Thence North 46° West to the true point of beginning.

Excepting thereof any portion therein lying with Frontage Road.

Parcel 4:

That certain triangular portion of Lot 2 as shown on map of Riverview Tract, in the County of Riverside, State of California, as per map recorded in Book 4, Page 58 of Maps, in the Office of the County Recorder of said County, bounded on the Southwest by Parcel 44 of Record of Survey, on file in Book 25, Pages 66 and 67 of Records of Survey, Records of Riverside County, California; bounded on the North by the Northerly line of said Lot 2, and bounded on the Southeast by the Northwest line of Limonite Avenue, as said avenue is shown on said Record of Survey.

Assessor's Parcel No: 186-080-009; 186-070-019



NOTICE OF EXEMPTION

July 12, 2016

Project Name: Merritt Dog Park Conveyance to the City of Jurupa Valley

Project Number: FM0413130462

Project Location: Between Limonite Avenue and Limonite Frontage Road, east of Avenue Juan Batista. Assessor's Parcel Numbers (APNs) 186-070-019 and 186-080-009 Jurupa Valley, County of Riverside, California

Description of Project: The County of Riverside (County) is the owner of Merritt Dog Park in the City of Jurupa Valley, located between Limonite Avenue and Limonite Frontage Road identified with APNs 186-070-019 and 186-080-009. The property was acquired by the County as part of Phase 3 of the Limonite Beautification Project to accommodate a two-acre community dog park, and improvements to flood control and transportation facilities. These improvements consisted of the reconstruction of the Limonite Frontage Road to provide access to the dog park and to include a catch basin and storm drain pipe to address the existing flood conditions along Limonite Avenue. The County also entered into a Communication Site Lease Agreement most recently assigned to CCTMO LLC, a Delaware limited liability company (dba Crown Castle) for a communications facility. The rent derived from this lease is used to offset costs associated with maintaining and operating Pat Merritt Dog Park.

Finding that the land is no longer necessary for use by the County, the County intends to transfer its fee simple interest in the Pat Merritt Dog Park, consisting of 1.44 acres to the City of Jurupa Valley. Pursuant to Government Code Section 25365, the County may transfer real property or any interest therein, belonging to a 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 therein to be transferred is not required for county use. The conveyance of the fee simple interest in the property to the City of Jurupa Valley is identified as the proposed Project under the California Environmental Quality Act (CEQA). The conveyance of the parcels 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. No additional direct or indirect physical environmental impacts are anticipated.

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

Name of Person or Agency Carrying Out Project: County of Riverside; City of Jurupa Valley

Exempt Status: State CEQA Guidelines, 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: 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 is the conveyance of real property that is no longer needed for the use by or purposes of the County. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in physical changes to the existing site. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed conveyance 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 any future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required.

With certainty, there is no possibility that the conveyance of this property may have a significant physical effect on the environment. The conveyance would be limited to the transfer of land from the County to the City of Jurupa Valley and would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. The conveyance of this property to the City of Jurupa Valley does not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing site.

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

Signed:  Date: 7/12/16

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Merritt Dog Park Conveyance to the City of Jurupa Valley

Accounting String: 524830-47220-7200400000- FM0413130462

DATE: July 12, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Jose Ruiz, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: July 12, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0413130462**
Merritt Dog Park Conveyance to the City of Jurupa Valley

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file