

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

336



FORM APPROVED COUNTY COUNSEL 7/26/16
DATE
BY: GREGORY P. PRAMOS
Departmental Consultation

FROM: Economic Development Agency

SUBMITTAL DATE:

August 23, 2016

SUBJECT: Resolution No. 2016-136, Notice of Intention to Convey Fee Simple Title to Real Property Located in the Unincorporated Area of Corona by Quitclaim Deed to the Elsinore Valley Municipal Water District, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-136, Notice of Intention to Convey Fee Simple Title to Real Property located in the unincorporated area of Corona, Assessor's Parcel Number 279-231-012 by Quitclaim Deed to the Elsinore Valley Municipal Water District; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND:

Summary

(Commences on Page 2)

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: 2016/17	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: N/A

District: 2

Agenda Number:

3-31

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

Economic Development Agency

FORM 11: Resolution No. 2016-136, Notice of Intention to Convey Fee Simple Title to Real Property Located in the Unincorporated Area of Corona by Quitclaim Deed to the Elsinore Valley Municipal Water District, District 2, [\$0]

DATE: August 23, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

Pursuant to Government code Section 25365, the County may transfer 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 title to real property located in the unincorporated area of Corona, Assessor's Parcel Number 279-231-012 by Quitclaim Deed, more particularly described in Exhibit A Legal Description, attached hereto, to the Elsinore Valley Municipal Water District (EVMWD.)

The property is the former Fire Station #15 and consists of a 1,635 square foot building on a .26 acre lot located at 20320 Temescal Canyon Road, Unincorporated Area of Corona, State of California. This fire station, which was built in 1962, has since been vacated by Riverside County Fire and is no longer in service due to the size limitations and worn condition of the property. This property is no longer needed by the County and it provides EVMWD with a suitable property for a future EVMWD water project.

The property was recently appraised by an independent Appraiser at a value of \$190,000. EVMWD has agreed to pay this amount to the County to purchase the property.

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

Impact on Citizens and Businesses

The transfer of this property will assist EVMWD in their efforts to provide service to the citizens and businesses in this area of the County. The proceeds of the sale will provide revenue for services that benefit both the citizens and businesses of the County.

SUPPLEMENTAL:

Additional Fiscal Information


There is no Net County Cost associated with this transaction and no budget adjustment is necessary at this time.

Attachments:

Resolution No. 2016-136

Exhibit A

Aerial Image

FORM APPROVED COUNTY COUNSEL
BY:  R. TODD FRAHM
DATE: 7/25/16

1 Board of Supervisors

County of Riverside

2 Resolution No. 2016-136

3 Notice of Intention to Convey Real Property

4 in the Unincorporated Area of Corona, California

5 Assessor's Parcel Number 279-231-012 by Quitclaim Deed

6
7 WHEREAS, the property consists of .26 acres and a 1,635 square foot building,
8 located at 20320 Temescal Canyon Road, unincorporated Area of Corona, State of
9 California; and

10 WHEREAS, the property was acquired by the County of Riverside in 1962 for
11 the purpose of a fire station; and

12 WHEREAS, the property has been vacated by Riverside County Fire and is no
13 longer in service due to the size limitations and poor condition of the property; and

14 WHEREAS, the County of Riverside no longer has a use for the property and
15 desires to transfer the property to the Elsinore Valley Municipal Water District for use
16 by the District for the consideration of \$190,000 (One Hundred Ninety Thousand
17 Dollars); and

18 WHEREAS, the Elsinore Valley Municipal Water District and the County of
19 Riverside concur that it would be in the best interest of both parties to transfer
20 ownership of the property to the District; now, therefore,

21 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
22 GIVEN that the Board of Supervisors of the County of Riverside, California, in regular
23 session assembled on August 23, 2016, intends to convey to the Elsinore Valley
24 Municipal Water District on or after September 13, 2016, the following described real
25 property: Certain real property located in the unincorporated area of Corona, State of
26 California, identified as Assessor's Parcel Number 279-231-012 by Quitclaim Deed,
27 and is more particularly described in Exhibit "A" Legal Description, attached hereto and
28 thereby made a part hereof.

1 The Board of Supervisors will meet to conclude the proposed transaction on or
2 after September 13, 2016, at 9:00 a.m. or thereafter, in the meeting room of the Board
3 of Supervisors located on the 1st floor of the County Administrative Center, 4080
4 Lemon Street, Riverside, California.

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

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EXHIBIT "A"

TEMESCAL CANYON FIRE STATION #15

THOSE PORTIONS OF GOVERNMENT LOTS 1 AND 4 IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 16, T. 3 S., R. 6 W., S.B.B.M., AS SHOWN BY MAP OF GOVERNMENT SURVEY, APPROVED NOVEMBER, 1874, AND GRANTED TO THE COUNTY OF RIVERSIDE BY GRANT DEEDS RECORDED IN BOOK 3136, PAGES 217 AND 218, AND BOOK 3136, PAGE 219, BOTH RECORDED MAY 9, 1962 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, 80 FEET IN WIDTH, CONVEYED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY QUITCLAIM DEED RECORDED JULY 22, 1930, IN BOOK 867, PAGE 55 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, WITH THE NORTHERLY LINE OF PARCEL 2 OF THOSE PARCELS OF LAND CONVEYED TO GLADDING, MCBEAN AND COMPANY BY DEED RECORDED MARCH 9, 1955, IN BOOK 1704, PAGE 559 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, N 63° 15' 40" E (N 65° 13' 40" E AS SHOWN ON SAID GRANT DEED RECORDED IN BOOK 3136, PAGE 219), A DISTANCE OF 150 FEET;

THENCE S 26° 44' 20" E, PARALLEL WITH AND DISTANT 150 FEET NORTHEASTERLY FROM SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, A DISTANCE OF 75.57 FEET, TO THE NORTHERLY LINE OF SAID PARCEL 2;

THENCE WEST ALONG SAID NORTHERLY LINE OF PARCEL 2, A DISTANCE OF 167.96 FEET TO THE POINT OF BEGINNING

PARCEL 2

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, 80 FEET IN WIDTH, CONVEYED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY QUITCLAIM DEED RECORDED JULY 22, 1930, IN

BOOK 867, PAGE 55 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, WITH THE NORTHERLY LINE OF SAID PARCEL 2 AS DESCRIBED IN DEED RECORDED MARCH 9, 1955 IN SAID BOOK 1704, PAGE 552 OF OFFICIAL RECORDS;

THENCE EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 167.96 FEET;

THENCE S 26° 44' 20" E, PARALLEL WITH AND DISTANT 150 FEET NORTHEASTERLY FROM SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D A DISTANCE OF 24.43 FEET;

THENCE AT RIGHT ANGLES, S 63° 15' 40" W, A DISTANCE OF 150 FEET TO SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D;

THENCE N 26° 44' 20" W, (FORMERLY RECORDED N 26° 44' 30" E), ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCELS 1 AND 2 GROSS AREA CONTAINING 150,000 SQUARE FEET, OR 0.29 ACRES, MORE OR LESS

EXCEPTING FROM PARCEL 1 AND PARCEL 2 AN EASMENT FOR PUBLIC ROAD AND UTILITY PURPOSES, INCLUDING DRAINAGE PURPOSES, OVER, UPON, ACROSS AND WITHIN THE REAL PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, 80 FEET IN WIDTH, CONVEYED TO THE COUNTY OF RIVERSIDE, CALIFORNIA, BY QUITCLAIM DEED RECORDED JULY 22, 1930, IN BOOK 867, PAGE 55 OF DEEDS, RECORDS OF SAID RIVERSIDE COUNTY, WITH THE NORTHERLY LINE OF PARCEL 2 OF THOSE PARCELS OF LAND CONVEYED TO GLADDING, MCBEAN AND COMPANY BY DEED RECORDED MARCH 9, 1955, IN BOOK 1704, PAGE 559 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D, N 63° 15' 40" E ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 15 FEET TO A POINT ON A LINE PARALLEL WITH AND 15 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77 -D;

THENCE ALONG SAID PARALLEL LINE, S 26° 44' 20" E, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, S 63° 15' 40" W, A DISTANCE OF 15 FEET TO SAID NORTHEASTERLY LINE OF STATE HIGHWAY ROUTE 77-D;

THENCE N 26° 44' 20" W, (FORMERLY RECORDED N 26° 44' 30" E), ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

EXEMPTION PARCEL CONTAINS 1,500 SQUARE FEET, OR 0.034 ACRES MORE OR LESS.



PREPARED UNDER MY SUPERVISION:

Edward D. Hunt
EDWARD D. HUNT P.L.S. 7530

2-9-2016
DATE:

T. 4S. R. 6W., S.B.M.
SECTION 16

EXHIBIT "B"

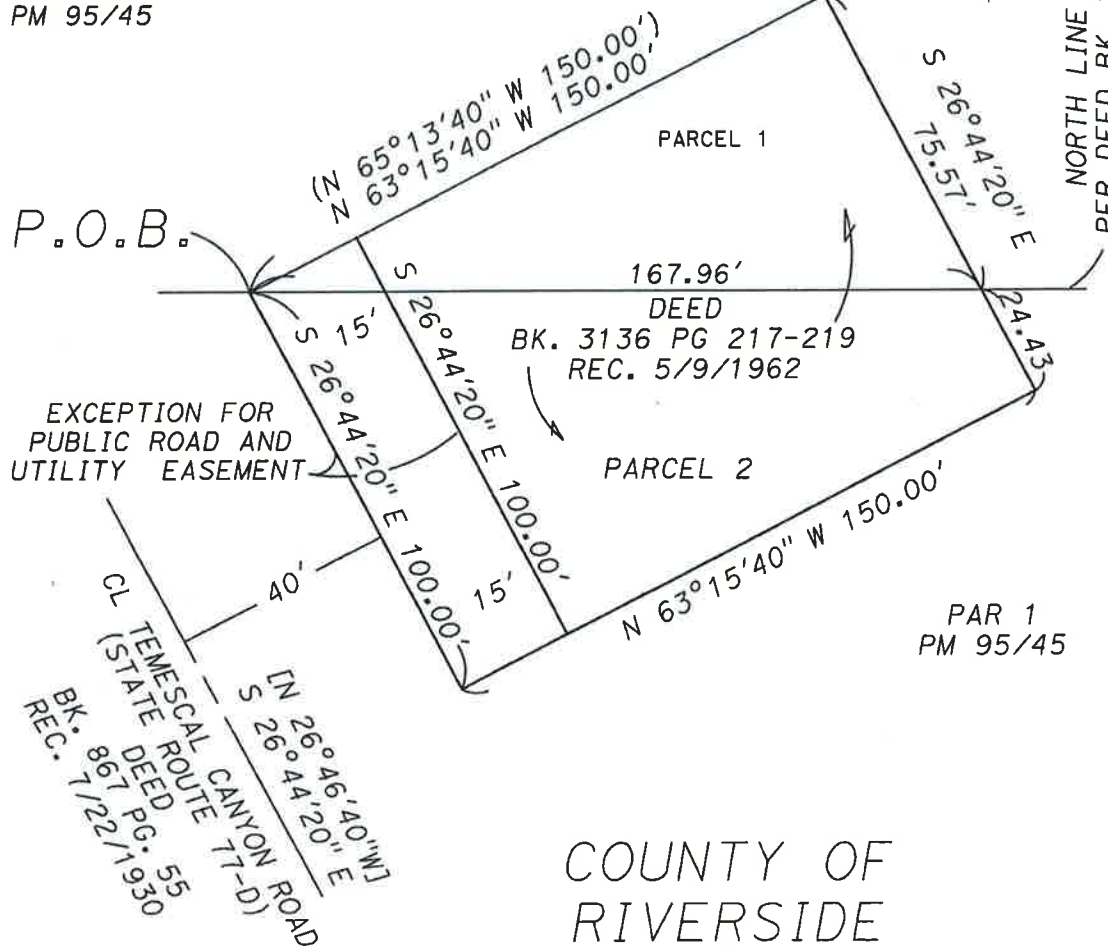
SURVEYOR'S NOTES:

() INDICATES RECORD DATA PER
DEED BK. 3136 PG. 217-219 REC. 5/9/1962
[] INDICATES RECORD DATE PER
PM 95/45

PAR 8
PM 170/95-99



NORTH LINE PARCEL 2
PER DEED BK. 1704 PG. 559



COUNTY OF
RIVERSIDE

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.000056313

PCL No.: 0393-003A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: A3-0393	PROJECT: LIMONITE AVE (I-15 INTERCHANGE)
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: JAL	APPROVED BY: <u>Edward D. Hunt</u> DATE: <u>2-9-2016</u>
DATE: FEBRUARY 2016	
SHEET 1 OF 1	



Aerial Image

Convey Fee Simple Title to Real Property located in the Unincorporated Area of Corona.



Legend

- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes
Assessor's Parcel Number 279-231-012

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.



0 315 629 Feet



REPORT PRINTED ON... 5/5/2016 8:42:16 AM

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