

934



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

**FROM:** Economic Development Agency and Transportation Department

**SUBMITTAL DATE:**

June 3, 2010

**SUBJECT:** Approval of the Conveyance Agreement between Riverside County Redevelopment Agency and the County of Riverside

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

1. Approve the attached Conveyance Agreement for the property known as Parcel 0491-003 (Parcel), also known as a portion of Assessor's Parcel Number 174-150-012, for a purchase price of \$61,984 and authorize the Chairman of the Board to execute on behalf of the County; and
2. Authorize the Assistant County Executive Officer, or his designee, to execute any other documents and administer all actions to complete this transaction.

**BACKGROUND:** (Commences on Page 2)

Juan C. Perez, Director  
Transportation Department

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$63,984	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	09/10

<b>SOURCE OF FUNDS:</b> Federal Congestion Mitigation and Air Quality (CMAQ) Funds 43% and Measure A (western) Funds 57%. W.O. B0-0491	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

APPROVE

BY:   
Jennifer L. Sargent

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Ashley

Nays: None

Absent: Benoit

Date: June 8, 2010

xc: EDA, Transp., Auditor

Kecia Harper-Ihem

Clerk of the Board

By:

Deputy

Prev. Agn. Ref.: 4.7 of 7/29/08; District: 2  
3.29 of 3/17/09; 3.19 of 5/25/10

Agenda Number:

3.76

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: 5/20/10  
 DATE:   
 Departmental Counsel  
 SAMUEL WONG  
 SYNTHIA M. GUNZEL  
 DATE: 9-30-09  
 BY:

FORM APPROVED COUNTY COUNSEL  
 BY:

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Economic Development Agency and Transportation Department  
Approval of Conveyance Agreement between the Redevelopment Agency for the County of  
Riverside and the County of Riverside  
June 3, 2010  
Page 2

**BACKGROUND:**

As lead agency on a state highway project, and pursuant to CalTrans requirements, the County plans to construct a hook ramp which will feed exiting and entering traffic through a signalized intersection at Mission Boulevard and Byrne Road, approximately 200 yards westerly of the Valley Way and Mission Boulevard intersection. On May 10, 2005, CalTrans determined that the project was categorically exempt from CEQA and NEPA and issued a categorical exemption.

On March 17, 2009, the Board of Supervisors approved Item 3.29 approving the Conveyance Agreement (Agreement) between Riverside County Redevelopment Agency (RDA) and County of Riverside (County). The Agreement was to allow the County to reimburse the RDA for the real property (Property) identified as Assessor's Parcel Number 174-150-012 and located at the northwest corner of Mission Boulevard and Soto Avenue in the Glen Avon area. The portion of the Property consisting of 109,608 square feet (more or less) of land (known as Parcel 20074-1) is necessary for the Transportation Department to replace the east bound Valley Way on/off ramp on State Route 60. RDA received their reimbursement for the portion of the Property identified in the March 17, 2009 item.

After March 17, 2009, it was determined that an additional property right in the form of a permanent easement was also needed from Assessor's Parcel Number 174-150-012. The 3,874 square feet (more or less) of land is known as Parcel 0491-003 and described and depicted on Exhibits "A" and "B", attached hereto and made a part hereof. The County and RDA have agreed upon the amount of \$61,984 as compensation for Parcel 049 1-003 (based on an appraisal).

Under a separate submittal from the RDA, the Conveyance Agreement will be executed by the RDA Board of Directors.

Staff recommends approval of the Agreement by and between the RDA and the County.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

Economic Development Agency and Transportation Department  
Approval of Conveyance Agreement between the Redevelopment Agency for the County of  
Riverside and the County of Riverside  
June 3, 2010  
Page 3

**FINANCIAL DATA:**

The following summarizes the funding that will be necessary to carry out the executed agreement between RDA and County for the acquisition of a portion of Assessor's Parcel Number 174-150-012:

Purchase Price:	\$ 61,984
EDA Real Property Costs:	\$ 2,000
Total Estimated Acquisition Costs:	\$ 63,984

All costs associated with this property acquisition are fully funded in the Transportation Department's budget for FY 2009/2010. Thus, no net county cost will be incurred as a result of this transaction.

CONVEYANCE AGREEMENT

This Conveyance Agreement ("Agreement") is made by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, ("Agency,") and THE COUNTY OF RIVERSIDE ("County").

1. The County shall pay to the order of Agency the sum of \$61,984 as reimbursement for the real property, known as a portion of Assessor's Parcel Map 174-150-012 ("Property"), more particularly described in Exhibit A and B, which is attached hereto and incorporated herein by reference.

2. The Agency will execute and deliver to the County of Riverside Department of Transportation an easement deed conveying the Property for right of way purposes.

3. The County shall be responsible for the cost associated with the removal and/or relocation of any outdoor advertising signs located within the Property.

(Agreement continues on next page)

1 4. This agreement is the result of negotiations between the parties and is  
2 intended by the parties to be a final expression of their understanding with respect to the  
3 matters herein contained. This agreement supersedes any and all other prior agreements  
4 and understandings, oral or written, in connection therewith. No provision contained herein  
5 shall be construed against the Agency solely because it prepared this agreement in its  
6 executed form.

7  
8 Dated: JUN 8 2010

COUNTY OF RIVERSIDE

By: Marion Ashley  
Marion Ashley, Chairman  
Board of Supervisors

9  
10  
11 ATTEST:  
12 KECIA HARPER-IHEM  
Clerk of the Board

REDEVELOPMENT AGENCY FOR THE  
COUNTY OF RIVERSIDE

13 Dated: JUN 8 2010

14 By: [Signature]  
15 Deputy

By: Marion Ashley  
Marion Ashley, Chairman  
Board of Directors

16  
17 FOR COUNTY OF RIVERSIDE:  
18 APPROVED AS TO FORM:  
19 PAMELA J. WALLS  
County Counsel

20 By: Synthia M. Gunzel  
21 Synthia M. Gunzel  
22 Deputy County Counsel

**EXHIBIT "A"**  
**STATE HIGHWAY 60 RAMPS**  
**PARCEL 0491-003**

BEING A PORTION OF TRACT NUMBER 5 OF A.C. ARMSTRONG ESTATES AS SHOWN ON MAP ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE CENTERLINE OF THE SOUTHERLY ALIGNMENT OF SOTO AVENUE AND THE CENTERLINE OF MISSION BOULEVARD AS SHOWN BY PARCEL MAP NUMBER 9560, ON FILE IN BOOK 64, PAGES 62 AND 63 OF PARCEL MAPS, RECORDS OF SAID RECORDER;

THENCE S 89°27'29" W ALONG THE CENTERLINE OF SAID MISSION BOULEVARD, A DISTANCE OF 5.921 METERS;

THENCE N 00°32'31" W, A DISTANCE OF 12.192 METERS TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOTO AVENUE (HAVING A WESTERLY HALF-WIDTH OF 6.096 METERS), (FORMERLY SECOND STREET), AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MISSION BOULEVARD (24.384 METERS WIDE) AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 8, 1947 IN BOOK 842, PAGE 221 OF OFFICIAL RECORDS, RECORDS OF SAID RECORDER, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 70, RECORDS OF SAID RECORDER;

THENCE S 89°27'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD, A DISTANCE OF 10.287 METERS TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING S 89°27'29" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MISSION BOULEVARD, A DISTANCE OF 82.703 METERS;

THENCE N 75°06'10" W, A DISTANCE OF 26.295 METERS TO A POINT 19.192 METERS NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MISSION BOULEVARD;

THENCE N 89°27'29" E ON A LINE PARALLEL WITH AND 19.192 METERS NORTHERLY OF THE CENTERLINE OF SAID MISSION BOULEVARD, A DISTANCE OF 6.909 METERS;

THENCE S 87°05'54" E, A DISTANCE OF 101.323 METERS TO A POINT 13.106 METERS NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF MISSION BOULEVARD;

THENCE S 00°32'31" E, A DISTANCE OF 0.914 METERS TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 359.9 SQUARE METERS, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00001378 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205, PAGES 332 THROUGH 337, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "A"  
STATE HIGHWAY 60 RAMPS  
PARCEL 0491-003  
(CONTINUED)

THIS CONVEYANCE IS MADE FOR ROAD PURPOSES AND THE GRANTOR HEREBY RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS OF ACCESS, APPURTENANT TO GRANTOR'S ABOVE-DESCRIBED PROPERTY, IN AND TO SAID ROAD.

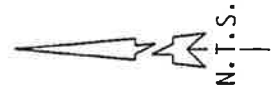
SEE ATTACHED EXHIBIT "B"

APPROVED BY: *Timothy F. Rayburn*

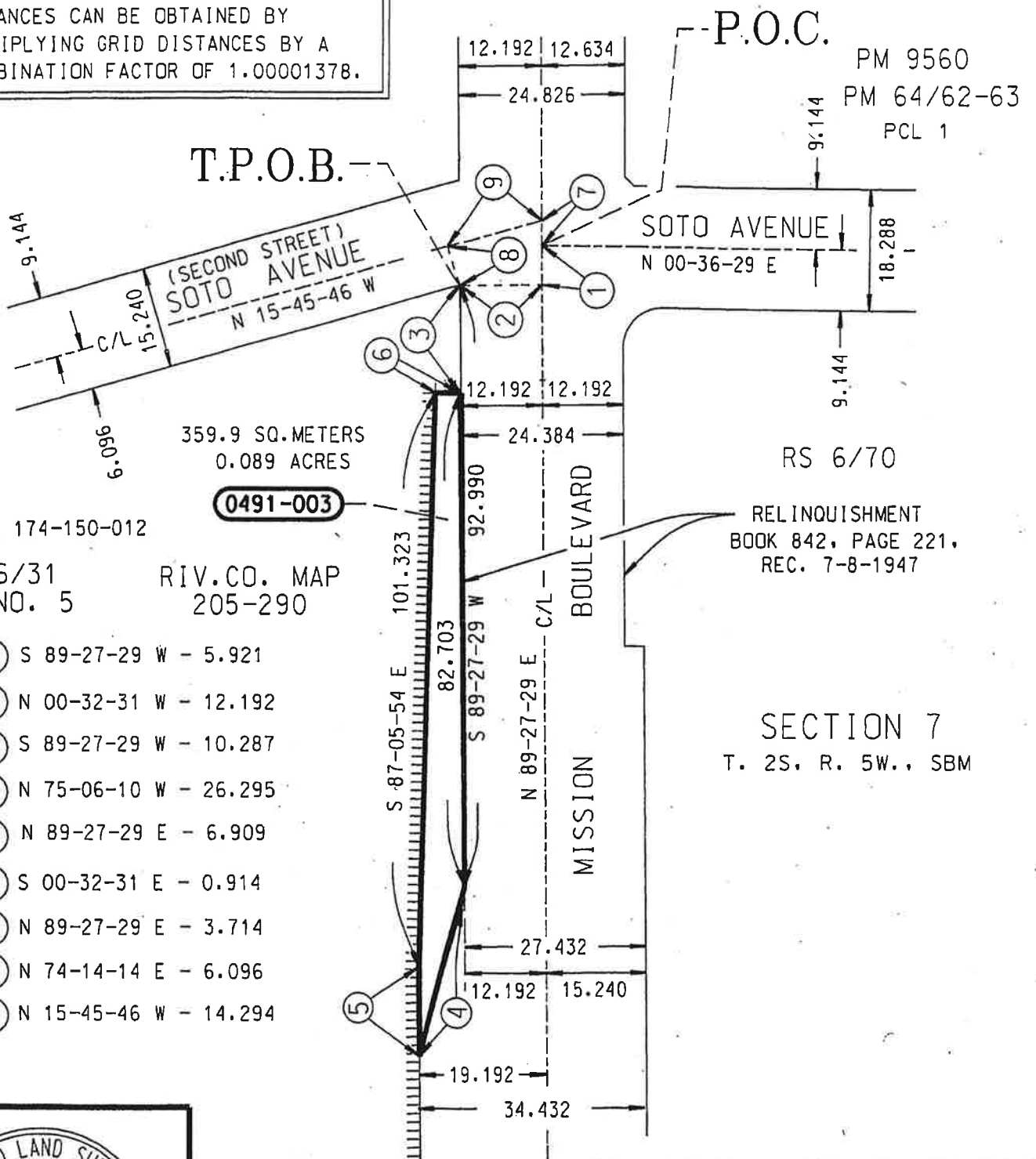
DATE: 3/27/09



EXHIBIT "B"



ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.00001378.



APN 174-150-012

MB 6/31  
TR NO. 5

RIV.CO. MAP  
205-290

0491-003

- ① S 89-27-29 W - 5.921
- ② N 00-32-31 W - 12.192
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- ⑥ S 00-32-31 E - 0.914
- ⑦ N 89-27-29 E - 3.714
- ⑧ N 74-14-14 E - 6.096
- ⑨ N 15-45-46 W - 14.294

RS 6/70

RELINQUISHMENT  
BOOK 842, PAGE 221,  
REC. 7-8-1947

SECTION 7  
T. 2S, R. 5W., SBM



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV	PAR. NO.: 0491-003
PROJECT: HWY 60 / MISSION BLVD. RAMPS	PREPARED BY: DDD/TFR
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: MARCH, 2009
APPROVED BY: <i>Timothy F. Rayburn</i>	W.O. NO.: B0-0491
DATE: 3/27/09	SHEET 1 OF 1 SHEET

||||| INDICATES RESTRICTED ACCESS



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**STATE HIGHWAY 60 RAMPS**  
**PARCEL 0491-003**

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CONTAINING: 359.9 SQUARE METERS, MORE OR LESS.

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STATE HIGHWAY 60 RAMPS  
PARCEL 0491-003  
(CONTINUED)

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SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

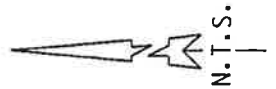
*Timothy F. Rayburn*

DATE: \_\_\_\_\_

3/27/09



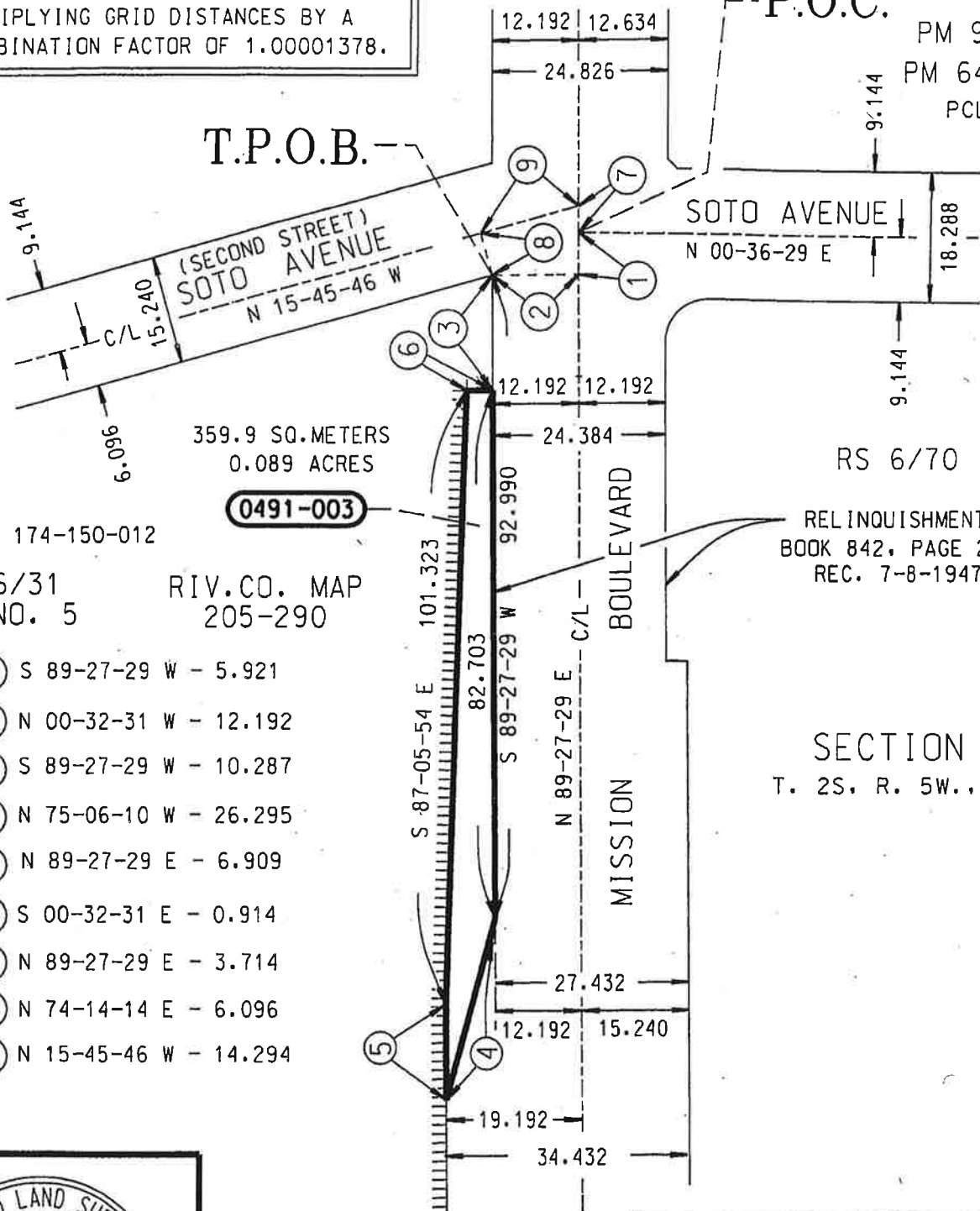
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T.P.O.B.

P.O.C.



PM 9560  
PM 64/62-63  
PCL 1

359.9 SQ. METERS  
0.089 ACRES

0491-003

APN 174-150-012

MB 6/31  
TR NO. 5

RIV.CO. MAP  
205-290

RS 6/70

RELINQUISHMENT  
BOOK 842, PAGE 221,  
REC. 7-8-1947

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SECTION 7  
T. 2S., R. 5W., SBM



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PROJECT: HWY 60 / MISSION BLVD. RAMPS

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

PAR. NO.: 0491-003

PREPARED BY: DDD/TFR

SCALE: N.T.S.

DATE: MARCH, 2009

W.O. NO.: B0-0491

SHEET 1 OF 1 SHEET

APPROVED BY: *Timothy F. Rayburn* DATE: 3/27/09

||||| INDICATES RESTRICTED ACCESS

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:  
RIVERSIDE COUNTY SURVEYOR'S  
OFFICE

AND WHEN RECORDED MAIL TO:  
4080 LEMON STREET, 8TH FLOOR  
RIVERSIDE, CA 92501

MAIL STOP NUMBER 1080

S	R
M	A

DOC # 2009-0161172  
04/02/2009

OPY
EXAM

**Customer Copy Label**  
The paper to which this label is  
affixed has not been compared  
with the recorded document

**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

---

## EASEMENT

Title of Document

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

CERTIFICATE of ACCEPTANCE of EASEMENT  
(GOVERNMENT CODE SECTION 27281)

FOR RECORDER'S USE

THIS INSTRUMENT IS FOR  
THE BENEFIT OF THE  
COUNTY OF RIVERSIDE AND  
ENTITLED TO BE RECORDED  
WITHOUT FEE.(GOV. CODE  
6103)


RETURN TO RIVERSIDE  
COUNTY SURVEYOR-S  
OFFICE.

STOP NO. 1080

THIS IS TO CERTIFY that the interest in real property  
granted by the easement dated 4/1/09,  
from REDEVELOPMENT AGENCY FOR THE COUNTY OF  
RIVERSIDE, to the COUNTY OF RIVERSIDE, is hereby  
accepted for the purpose of vesting title in the County of  
Riverside on behalf of the public for public road, drainage and  
utility uses, and subject to improvements in accordance with  
County standards, will be included into the County Maintained  
Road System by the undersigned on behalf of the Board of  
Supervisors pursuant to the authority contained in County  
Ordinance No. 669. Grantee consents to recordation thereof  
by its duly authorized officer.

Dated: 4/1/09 COUNTY OF RIVERSIDE

Juan Perez  
Director of Transportation

By: 

DEPUTY

PROJECT: STATE HIGHWAY 60 RAMPS  
APN: PORTION OF 174-150-012

EASEMENT

**REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE**

Grant(s) to the County of Riverside, a political subdivision, an easement for public road and drainage purposes, including public utility and public services purposes, over, upon, across, and within the real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS  
EXHIBITS "A" AND "B" AND MADE A PART HEREOF

**REDEVELOPMENT AGENCY  
FOR THE COUNTY OF RIVERSIDE**

DATED 3/30/09

BY:   
Robin Zimpfer  
Executive Director

ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Riverside )

On March 30, 2009, before me, B Perez, a notary public,  
personally appeared Robin Zimpfer

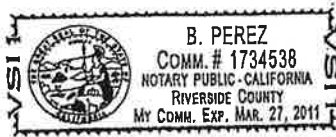
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument  
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the law of the State of California that the  
foregoing paragraph is true and correct

Witness my hand and official seal.

B Perez  
Notary Public

[SEAL]



**EXHIBIT "A"**  
**STATE HIGHWAY 60 RAMPS**  
**PARCEL 0491-003**

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CONTAINING: 359.9 SQUARE METERS, MORE OR LESS.

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PARCEL 0491-003  
(CONTINUED)

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SEE ATTACHED EXHIBIT "B"

APPROVED BY: \_\_\_\_\_

*Timothy F. Rayburn*

DATE: \_\_\_\_\_

3/27/09

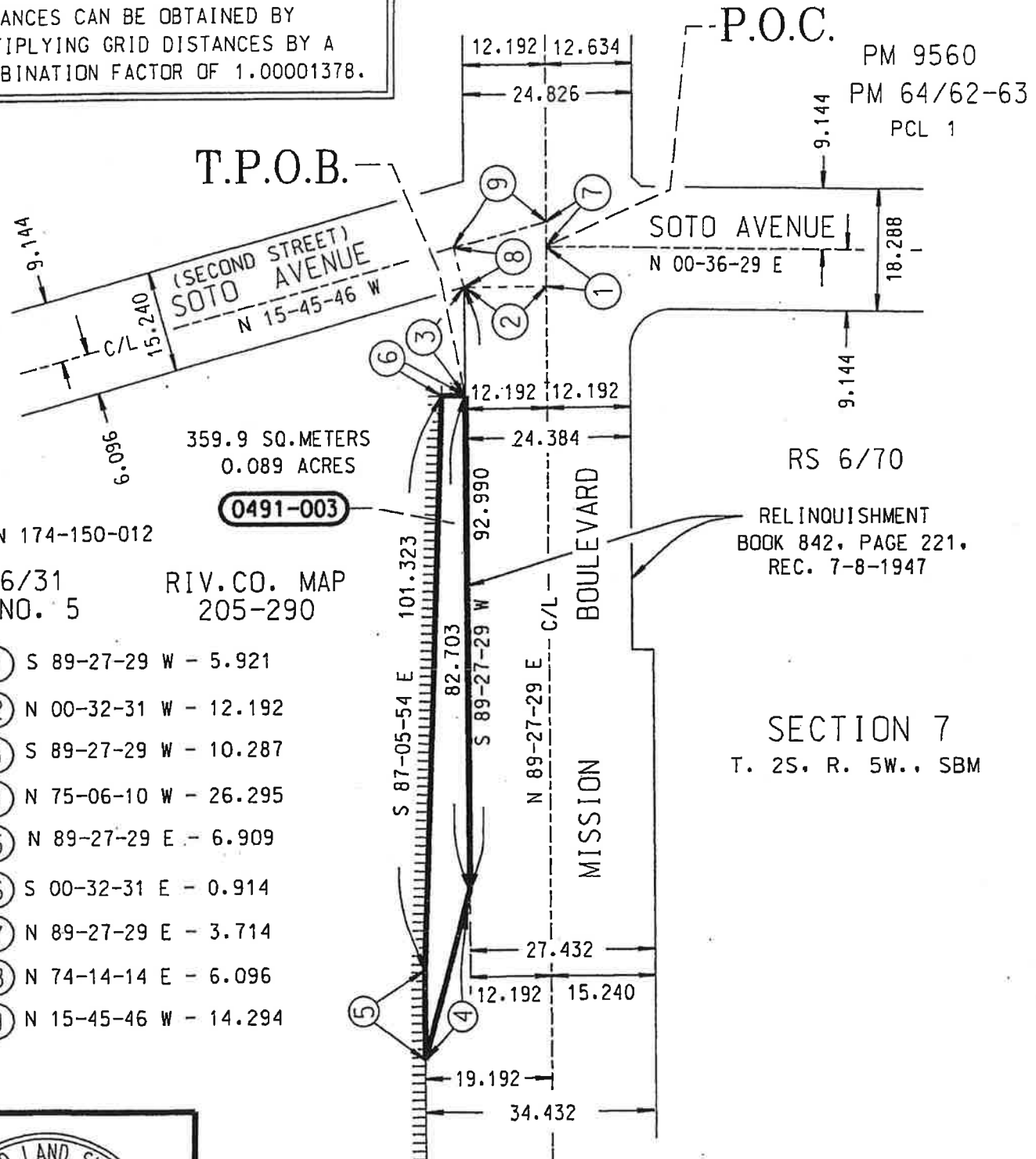




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||||| INDICATES RESTRICTED ACCESS

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0491-003
PROJECT: HWY 60 / MISSION BLVD. RAMPS	PREPARED BY: DDD/TFR
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APPROVED BY: <i>Timothy F. Rayburn</i>	DATE: 3/27/09
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