

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

130



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
January 15, 2014

SUBJECT: Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property located near Blythe Airport, County of Riverside, on a portion of Assessor's Parcel Number 818-210-014 by Grant of Easement to McCoy Solar, LLC; 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	Consent (per Exec. Officer)
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: 2013/14

C.E.O. RECOMMENDATION:

APPROVE

BY:

County Executive Office Signature

Denise C. Harden

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter approved as recommended and is set on or after February 25, 2014 at 10:30 a.m.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 28, 2014
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

3-12

FORM APPROVED COUNTY COUNSEL
BY:
DATE: 1/15/14
Tiffany N. North

Departmental Concurrence

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

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-038, Notice of Intention to Convey Easement Interests in Real Property, District 4, [\$0]

DATE: January 15, 2014

Page 2 of 2

BACKGROUND:

Summary

McCoy Solar, LLC (McCoy) is developing a 750 megawatt photovoltaic solar power plant (the Project) near Blythe Airport. The majority of the Project will be on approximately 4,096 acres of Bureau of Land Management (BLM) land. However, a portion of the Project is on approximately 477 acres of private land under the County's jurisdiction. McCoy is processing a conditional use permit (No. 3682), public use permit (No. 911), and development agreement (No. 77) consistent with the County's solar power plant program (Board of Supervisors Policy No. B-29) for those portions under the County's jurisdiction. Those County applications are currently contemplated for consideration by the Board of Supervisors at a public hearing on February 25, 2014.

To access the Project site and to transfer the generated power to the grid, McCoy will also require non-exclusive easements for access and utility lines across two different sections of APN 818-210-014 owned by the County. APN 818-210-014 is a twenty foot wide strip of land owned by the County that connects the Blythe Airport grounds to a water storage tank situated approximately 7,000 feet to the west of the airport perimeter. The water storage tank is not currently in use, and there are no plans to bring it back into use.

McCoy will not construct, erect or place any building, improvements, structures, fixtures and/or landscaping on any portion of APN 818-210-014 which would obstruct or interfere with the County's use of the property. A similar non-exclusive easement was granted to CA Solar 10, LLC in June 2011 for another solar power plant project.

Pursuant to Government Code section 25526.5 without complying with any other code sections, a county may transfer real property or interests belonging to the county to another entity, under agreed upon terms and conditions if the property or interest to be conveyed is not required for county use and the value is deemed to be under \$25,000. Due to its size and location, it is deemed that this property interest has nominal value.

For good and valuable consideration being provided in Development Agreement No. 77, the County intends to convey the following non-exclusive easement interests in portions of APN 818-210-014: a 2,099 square foot access easement (Parcel A) and a 4,593 square foot utility easement (Parcel B), more particularly described in Exhibit A and depicted on Exhibit B, attached to Resolution 2014-038. Said grant of the non-exclusive easements will be contingent upon Development Agreement No. 77 being entered into and effective.

Impact on Residents and Businesses

APN 818-210-014 is in an uninhabited area north of Blythe Airport. The Board's action will not have an impact on any surrounding residents or businesses. It will aid in the transmission of renewable energy to the power grid.

SUPPLEMENTAL:

Additional Fiscal Information

Staff labor and expenses to process this matter have been paid directly through McCoy's deposit based fees.

Attachments:

Resolution No. 2014-038

2
3
4 RESOLUTION NO. 2014-038

5 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
6 REGARDING NOTICE OF INTENTION TO CONVEY EASEMENT INTERESTS IN REAL
7 PROPERTY TO MCCOY SOLAR, LLC
8

9 WHEREAS, the original federal government land grant to the County for the Blythe Airport
10 included a twenty feet wide strip of land (Assessor's Parcel Number 818-210-014) that connects
11 the airport grounds to a water storage tank situated approximately 7,000 feet to the west of the
12 airport perimeter; and

13 WHEREAS, the land and water storage tank are not currently in use, and there is no
14 foreseeable use; and

15 WHEREAS, McCoy Solar, LLC, proposes to develop an up to 750 megawatt photovoltaic
16 solar power plant ("the Project") near Blythe Airport; and

17 WHEREAS, McCoy Solar, LLC is currently processing a conditional use permit (No.
18 3682), public use permit (No. 911), and development agreement (No. 77) for those portions of
19 the Project under the County's jurisdiction; and

20 WHEREAS, To access the Project site and to transfer the generated power to the power
21 grid, McCoy Solar, LLC will also require non-exclusive easements for access and utility lines
22 across two different sections of APN 818-210-014 owned by the County; and

23 WHEREAS, McCoy Solar, LLC will not construct, erect or place any building,
24 improvements structures, fixtures and/or landscaping on any portion of APN 818-210-014 which
25 would obstruct or interfere with the County's use of the property; and

26 WHEREAS, the value of the property interest requested is deemed to be less than
27 \$25,000.00; now, therefore
28

FORM APPROVED COUNTY COUNSEL
BY: TIFANY N. NORTH
DATE: 1/28/14

1 BE IT RESOLVED by the Board of Supervisors of the County of Riverside assembled in
2 regular session on January 28, 2014, that the Board hereby directs the Clerk of the Board of
3 Supervisors to give notice pursuant to Government Code section 6061 of the following:

4 NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside that
5 the County intends to convey to McCoy Solar, LLC, the following described real property: Parcel
6 "A", a non-exclusive access easement consisting of two thousand ninety nine (2,099) square
7 feet of land; and Parcel "B", a non-exclusive utility easement consisting of four thousand five
8 hundred ninety three (4,593) square feet of land, both affecting portions of land identified as
9 Assessor's Parcel Number 818-210-014 situated westerly of the Blythe Airport, County of
10 Riverside, California. Said grant of the non-exclusive easements will be contingent upon
11 Development Agreement No. 77 being entered into and effective between the County and
12 McCoy Solar, LLC.

13 The Board of Supervisors intends to meet to conclude the proposed transaction on or
14 after February 25, 2014 at 10:30 a.m. at the meeting room of the Board of Supervisors located
15 on the first floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

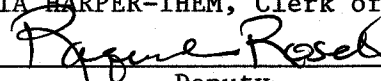
16
17 ROLL CALL:

18 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
19 Nays: None
20 Absent: None

21 The foregoing is certified to be a true copy of a resolution duly
22 adopted by said Board of Supervisors on the date therein set forth.

23 KECIA HARPER-IHEM, Clerk of said Board

24 By


Deputy

25
26
27 JF:ra/011514/169FM/16.664 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.664.doc
28

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

BEING PORTIONS OF TRACT 61 AND TRACT 63 AS DESCRIBED IN QUITCLAIM DEED RECORDED DECEMBER 14, 1948, FILED IN BOOK 1035, PAGE 520, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN PORTIONS OF TRACT 69 AND TRACT 71, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 21 EAST, SBM, AS SHOWN ON PLAT OF GOVERNMENT SURVEY THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, APPROVED APRIL 1, 1918, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 69, SAID CORNER BEING 1" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-6, PAGE 29, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 01°39'09" WEST 2175.66 FEET ALONG THE EAST LINE OF SAID TRACT 69 TO THE SOUTH LINE OF SAID TRACT 61;

THENCE SOUTH 71°31'05" WEST 946.60 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 71°31'05" WEST 104.96 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 00°48'12" WEST 20.99 FEET TO THE NORTH LINE OF SAID TRACT 61;

THENCE NORTH 71°31'05" EAST 104.96 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 00°48'12" EAST 20.99 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "A" CONTAINS 2099 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"
MSPP UTILITY EASEMENT
LEGAL DESCRIPTION

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, SAID CORNER BEING 2" IRON PIPE WITH 2 1/2" GENERAL LAND OFFICE BRASS TAG PER GOVERNMENT FIELD NOTES AS FILED IN BOOK 452-4, PAGE 9, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 89°12'11" EAST 1236.12 FEET ALONG THE SOUTH LINE OF SAID TRACT 71 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 01°42'57" WEST 1340.97 FEET ALONG THE EAST LINE OF SAID TRACT 71 TO THE SOUTH LINE OF SAID TRACT 63;

THENCE SOUTH 71°38'20" WEST 68.65 FEET ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 71°38'20" WEST 229.64 FEET ALONG SAID SOUTH LINE;

THENCE NORTH 01°42'14" WEST 20.88 FEET TO THE NORTH LINE OF SAID TRACT 63;

THENCE NORTH 71°38'20" EAST 229.64 FEET ALONG SAID NORTH LINE;

THENCE SOUTH 01°42'14" EAST 20.88 FEET TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL "B" CONTAINS 4593 SQUARE FEET, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of:


Robert K. Holt, RCE 27943

Date: 11/05/13

Expires 3/31/2014
The Holt Group, Inc
201 E Hobsonway
Blythe, CA 92225
(760) 922-4658

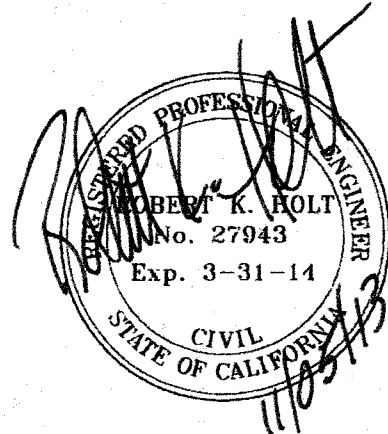
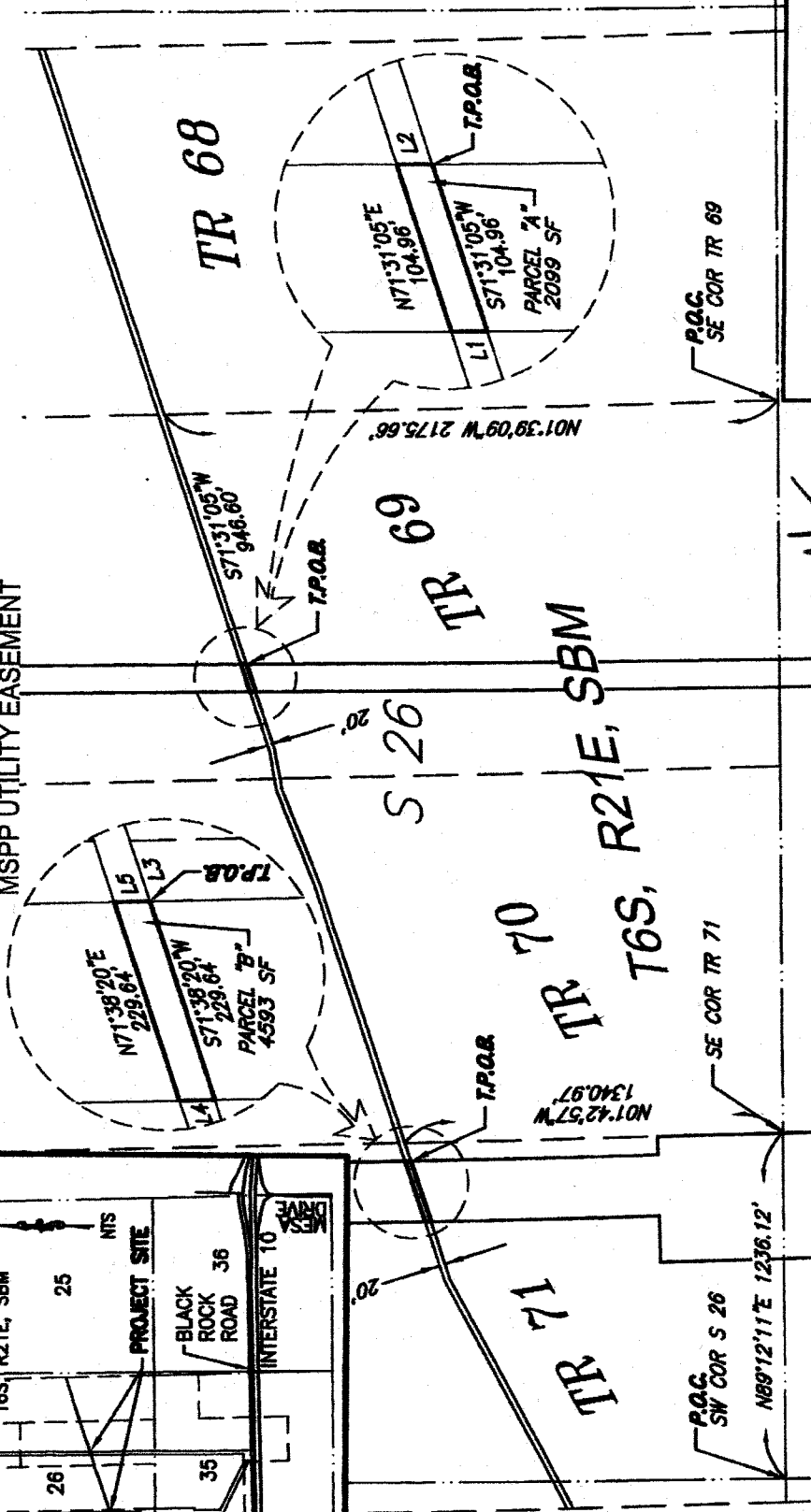
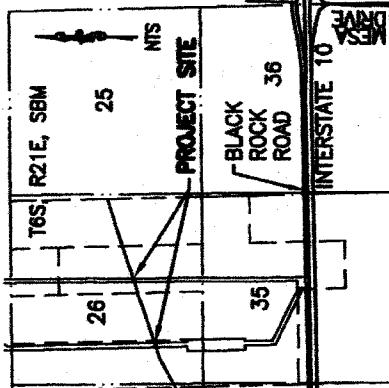


EXHIBIT "B"

MSPP UTILITY EASEMENT

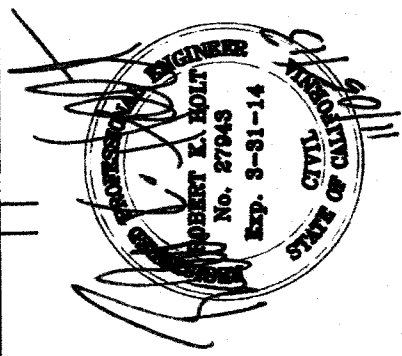
VICINITY MAP



LINE DATA

NO.	BEARING	DISTANCE
L1	N00°48'12"W	20.99'
L2	S00°48'12"E	20.99'
L3	S71°38'20"W	68.65'
L4	N01°42'14"W	20.88'
L5	S01°42'14"E	20.88'

SCALE: 1" = 600'



The Holt Group, Inc.
ENGINEERING PLANNING SURVEYING

201 E. Hobsonway, Blythe, CA. 92225
Phone: (760) 922-4658 Fax: (760) 922-4660
1601 N. Imperial Ave., El Centro, CA. 92243
Phone: (760) 337-3883 Fax: (760) 337-5997