

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

350
A



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
August 27, 2014

SUBJECT: Resolution No. 2014-121, Notice of Intention to Convey Fee Simple Interest Real Property in the Community of Cabazon to the Cabazon Water District, District 5/District 5, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2014-121, Notice of Intention to Convey Fee Simple Interests in Real Property located in Cabazon, County of Riverside, a portion of Assessor's Parcel Number 526-170-020, by Grant Deed to the Cabazon Water District; 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)

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: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 9, 2014
xc: EDA, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: _____ District: 5/5 Agenda Number:

3-32

FORM APPROVED COUNTY COUNSEL
BY:
GREGORY P. PRIAMOS
DATE: 8/6/14
Departmental Concurrence

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

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2014-121, Notice of Intention to Convey Fee Simple Interest Real Property in the Community of Cabazon to the Cabazon Water District, District 5/District 5, [\$0]

DATE: August 27, 2014

PAGE: 2 of 2

BACKGROUND:

Summary

Between 2008 and 2012, the County of Riverside, using redevelopment funding, expanded the Cabazon Civic Center in Cabazon located at 14618 Broadway Street. The Civic Center provides needed services such as a community library, child development and counseling centers, two lighted basketball courts, a picnic area and 144 parking spaces. The original project included plans for a new 3,500 square foot facility for the Cabazon Water District. The original intent was to create a parcel map and convey title of the building to the District; however, with the dissolution of redevelopment agencies, funding for the parcel map was lost, but an agreement in principal had already been prepared with the District. The District's current location on Main Street has been insufficient to provide appropriate office space for administrative purposes, training, and public meetings.

To expedite relocation, the County of Riverside and the Cabazon Water District entered into an 18 month lease for the building at the Civic Center to allow for additional operational space needed by the District with the intention of conveying the leased portion of Assessor's Parcel Number 526-170-020, depicted as Parcel A on Exhibit A, attached hereto, to the Water District under a separate action. Equivocally, the District will convey to the County property on Main Street identified as Assessor's Parcel Numbers 526-023-018 and 526-023-019, formerly occupied by the Water District. These properties are contiguous to and surrounded by the County Fleet Service building and Sheriff's Station and could be used for future expansion by either County department.

Pursuant to Government Code Section 25365, the County may transfer interests in 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 a fee simple interest in Real Property located in the Cabazon area, with a restriction that the property be used solely for a public purpose, County of Riverside, being a portion of Assessor's Parcel Number 526-170-020, more particularly depicted on Exhibit A, to the Cabazon Water District by Grant Deed.

Impact on Residents and Businesses

The conveyance of real property to the Cabazon Water District will enable the citizens to receive enhanced services needed by the community. This project also provides an economic impact for the entire community through the elimination of blight and the construction jobs produced through this project.

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

Exhibit A

Resolution No. 2014-121, Notice of Intention to Convey Real Property in the City of Cabazon

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2014-121

4 Notice of Intention to Convey Real Property

5 In the City of Cabazon, County of Riverside, California

6 Assessor's Parcel Number 526-170-020 by Grant Deed

7
8 WHEREAS, the Cabazon Civic Center is situated on land owned by the County
9 of Riverside located at 50390 Carmen Avenue in Cabazon, CA, having been expanded
10 by the County of Riverside between 2008 through 2012, and currently provides
11 community services to the residents of Cabazon and surrounding areas; and

12 WHEREAS, the Cabazon Water District Facility located at 50256 Main Street in
13 Cabazon is deemed too small and insufficient for its operational needs; and

14 WHEREAS, the District and County entered into an 18 month lease for
15 occupancy of a 3,500 sq. ft. building at the Civic Center originally developed for a new
16 Water District Facility; and

17 WHEREAS, the Cabazon Water District and the County of Riverside concur that
18 it would be in both parties best interest to transfer the land and building to the District;
19 now, therefore,

20 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
21 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular
22 session assembled on September 9, 2014, intends to convey on or after this date to
23 the Cabazon Water District the following described real property: Certain real property
24 located in the City of Cabazon, County of Riverside, State of California, identified as a
25 portion of Assessor parcel number 526-170-020, more particularly described in Exhibit
26 "A", Legal Description, and Exhibit B, Plat Map, attached hereto and thereby made a
27 part hereof, by Grant Deed.
28

FORM APPROVED COUNTY COUNSEL
BY: PATRICIA MUNROE
DATE: 7/28/14

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

4
5 **ROLL CALL:**

6 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
7 Nays: None
8 Absent: None

9
10
11
12 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

13 KECIA HARPER-IHEM, Clerk of said Board

14 By 

Deputy

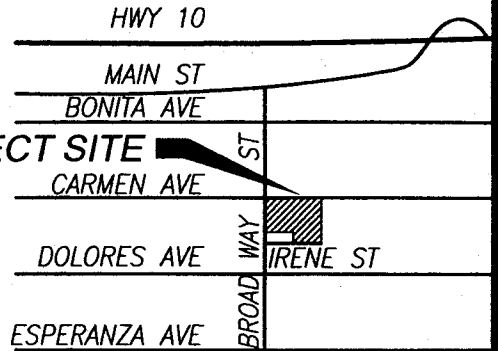
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27 TK:ra/072214/329ED/16.958 S:\Real Property\TYPING\Docs-16.500 to 16.999\16.958.doc

28 09.09.14 3-32

Exhibit "A"

BASIS OF BEARING

N00°01'30"E, BEING THE CENTERLINE OF BROADWAY STREET, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN



PROJECT SITE



VICINITY MAP

NTS

15' R/W DEDICATION PER DEED RECORDED 09/19/1933 PER BOOK 133, PAGE 512

19' R/W DEDICATION PER STREET IMPROVEMENT PLANS MS 4224 I.P. NO. 090042

P.M. 114/52

PAR. 4

BROADWAY STREET

PARCEL "A"

POR. PAR. 3
INST. NO. 2013-0434607
REC. 09/05/2013

LOT 100
M.B. 8/6

PARCEL "A" AREA
AREA=13,219 SF (0.30 AC.)

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°57'30"E	59.00'

P.O.C. PARCEL "A"

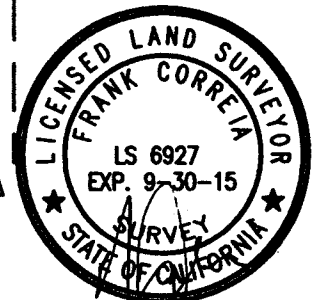
T.P.O.B. PARCEL "A"

R/W PER INSTRUMENT NO. 2008-0351208, 6/27/2008

LOT 115
M.B. 8/6



1"=50'



PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS, INC.
1350 E. CHASE DRIVE
CORONA, CA 92881
P: (951) 372-8400 F: (951) 372-8430

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF LOT 100 OF CABAZON RANCHO SUBDIVISION NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 6, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, FURTHER DESCRIBED AS A PORTION OF PARCEL 3 PER INSTRUMENT NUMBER 2013-0434607 RECORDED ON SEPTEMBER 5, 2013, RECORDS OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 100, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF BROADWAY STREET, 50.00 FEET IN WIDTH AS SHOWN BY SAID MAP;

THENCE LEAVING SAID SOUTHWEST CORNER OF SAID LOT 100 AND SAID CENTERLINE OF BROADWAY STREET, EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 100, NORTH 89°57'30" EAST, 59.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY STREET AS SHOWN BY RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PLAN MS 4224, I.P. NO. 090042, SAID POINT ALSO BEING **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE OF BROADWAY STREET, NORTH 89°57'30" EAST, 88.57 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 100;

THENCE LEAVING SAID SOUTHERLY LINE OF LOT 100, NORTH 00°01'30" WEST, 150.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 3 AS SHOWN BY SAID INSTRUMENT NUMBER 2013-0434607;

THENCE SOUTH 89°58'30" WEST, 87.98 FEET ALONG SAID NORTHERLY LINE OF PARCEL 3 TO A POINT ON SAID EASTERLY LINE OF BROADWAY STREET;

THENCE SOUTH 00°01'30" EAST ALONG SAID EASTERLY LINE OF BROADWAY STREET, 150.26 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 13,219 SQUARE FEET MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.


FRANK CORREIA, L.S. 6927

DATE 10-16-13

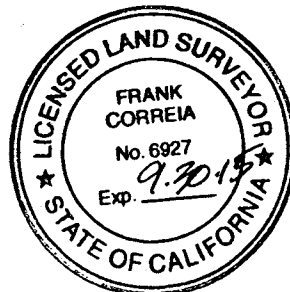


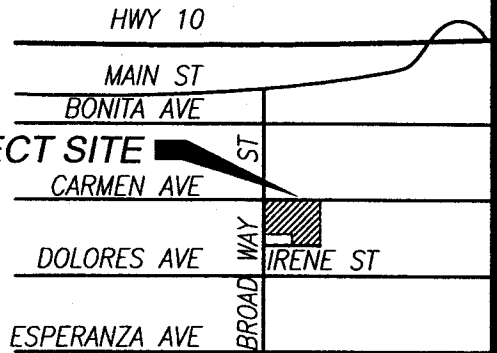
EXHIBIT "B"

MS 4224
LAND GRANT

SHEET 1 OF 1

BASIS OF BEARING

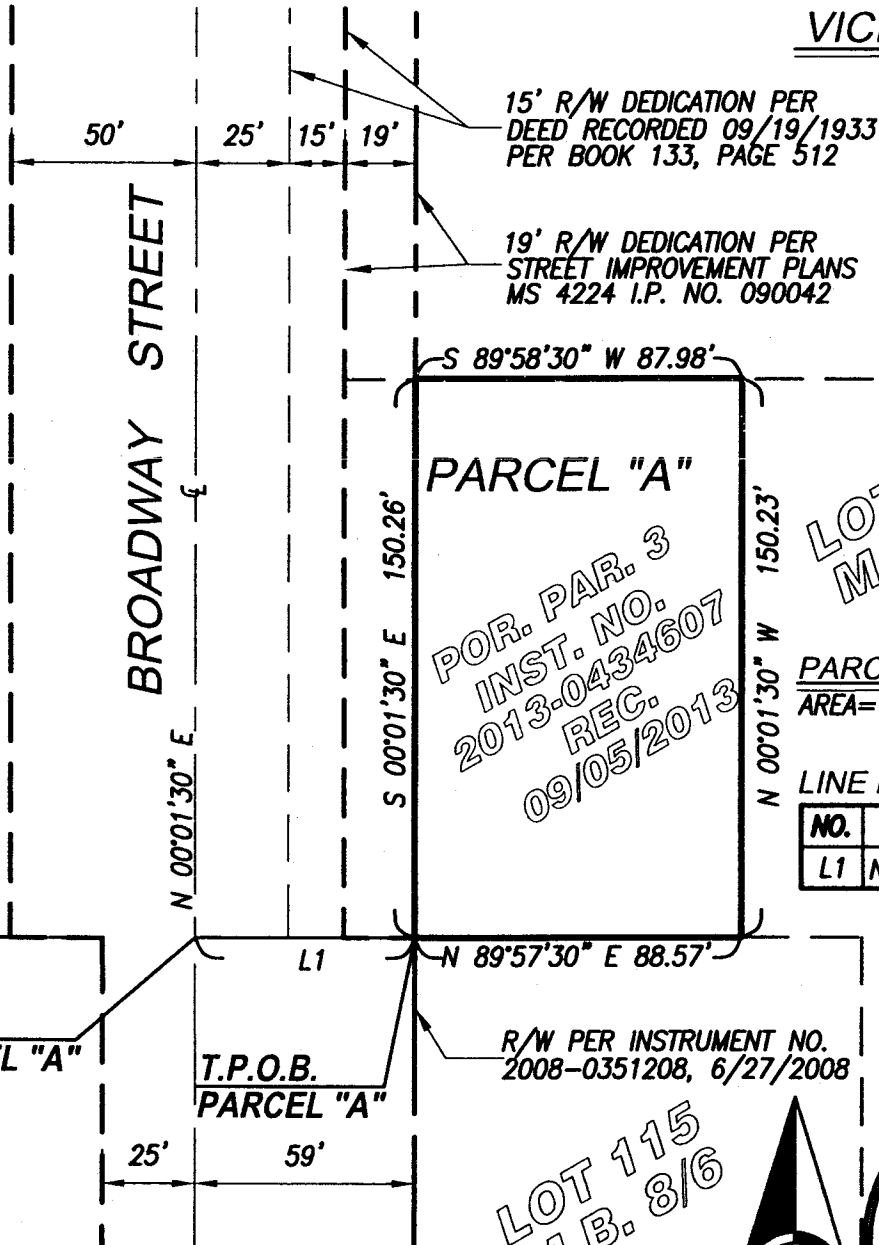
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VICINITY MAP

NTS

PROJECT SITE



15' R/W DEDICATION PER DEED RECORDED 09/19/1933 PER BOOK 133, PAGE 512

19' R/W DEDICATION PER STREET IMPROVEMENT PLANS MS 4224 I.P. NO. 090042

P.M. 114/52

PAR. 4

PARCEL "A"

POR. PAR. 3
INST. NO. 2013-0434607
REC. 09/05/2013

LOT 100
M.B. 8/6

PARCEL "A" AREA
AREA=13,219 SF (0.30 AC.)

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°57'30"E	59.00'

P.O.C.
PARCEL "A"

T.P.O.B.
PARCEL "A"

R/W PER INSTRUMENT NO. 2008-0351208, 6/27/2008

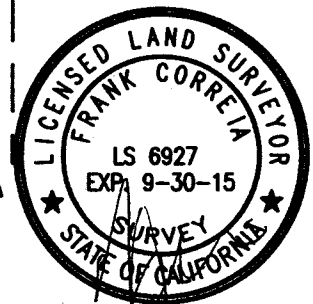
LOT 115
M.B. 8/6

PREPARED BY:

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1"=50'



Cabazon



Selected parcel(s):
526-170-020

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.

REPORT PRINTED ON...Mon Aug 18 09:53:00 2014

Version 131127

526170020



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 12, 2014

THE PRESS ENTERPRISE
P.O. BOX 792
RIVERSIDE, CA 92501

PH: (951) 368-9018
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2014-121 NOTICE OF INTENTION TO CONVEY REAL PROPERTY IN THE CITY OF CABAZON

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday: September 17, 2014**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

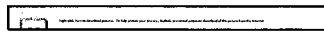
Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Friday, September 12, 2014 8:44 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: Res. 2014-121

Received for publication on Sept. 17. Proof with cost to follow.

Thank You!
Legal Advertising


Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note NEW Deadlines (effective 06/14): Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.

****Additional days required for larger ad sizes****

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Friday, September 12, 2014 8:32 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: Res. 2014-121

Notice of Public Meeting, for publication on Wednesday, Sept. 17, 2014. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board
951-955-8464
MS# 1010

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

Resolution No. 2014-121

Notice of Intention to Convey Real Property
In the City of Cabazon, County of Riverside, California
Assessor's Parcel Number 526-170-020 by Grant Deed

WHEREAS, the Cabazon Civic Center is situated on land owned by the County of Riverside located at 50390 Carmen Avenue in Cabazon, CA, having been expanded by the County of Riverside between 2008 through 2012, and currently provides community services to the residents of Cabazon and surrounding areas; and

WHEREAS, the Cabazon Water District Facility located at 50256 Main Street in Cabazon is deemed too small and insufficient for its operational needs; and

WHEREAS, the District and County entered into an 18 month lease for occupancy of a 3,500 sq. ft. building at the Civic Center originally developed for a new Water District Facility; and

WHEREAS, the Cabazon Water District and the County of Riverside concur that it would be in both parties best interest to transfer the land and building to the District; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California, in regular session assembled on September 9, 2014, intends to convey on or after this date to the Cabazon Water District the following described real property: Certain real property located in the City of Cabazon, County of Riverside, State of California, identified as a portion of Assessor parcel number 526-170-020, more particularly described in Exhibit "A", Legal Description, and Exhibit B, Plat Map, attached hereto and thereby made a part hereof, by Grant Deed.

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

(Insert Exhibit A and B here)

ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on September 9, 2014.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147.

Dated: September 12, 2014

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 100, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF BROADWAY STREET, 50.00 FEET IN WIDTH AS SHOWN BY SAID MAP;

THENCE LEAVING SAID SOUTHWEST CORNER OF SAID LOT 100 AND SAID CENTERLINE OF BROADWAY STREET, EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 100, NORTH 89°57'30" EAST, 59.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY STREET AS SHOWN BY RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT PLAN MS 4224, I.P. NO. 090042, SAID POINT ALSO BEING **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE OF BROADWAY STREET, NORTH 89°57'30" EAST, 88.57 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 100;

THENCE LEAVING SAID SOUTHERLY LINE OF LOT 100, NORTH 00°01'30" WEST, 150.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 3 AS SHOWN BY SAID INSTRUMENT NUMBER 2013-0434607;

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DATE 10-16-13

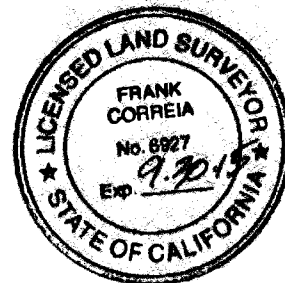
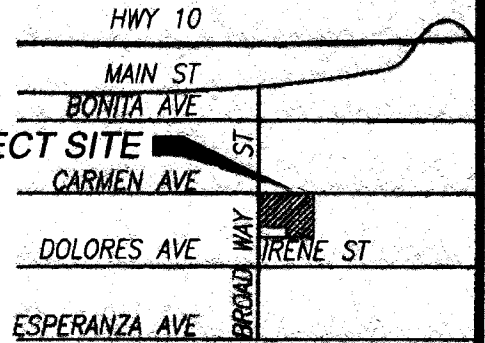


EXHIBIT "B"
MS 4224
LAND GRANT

SHEET 1 OF 1

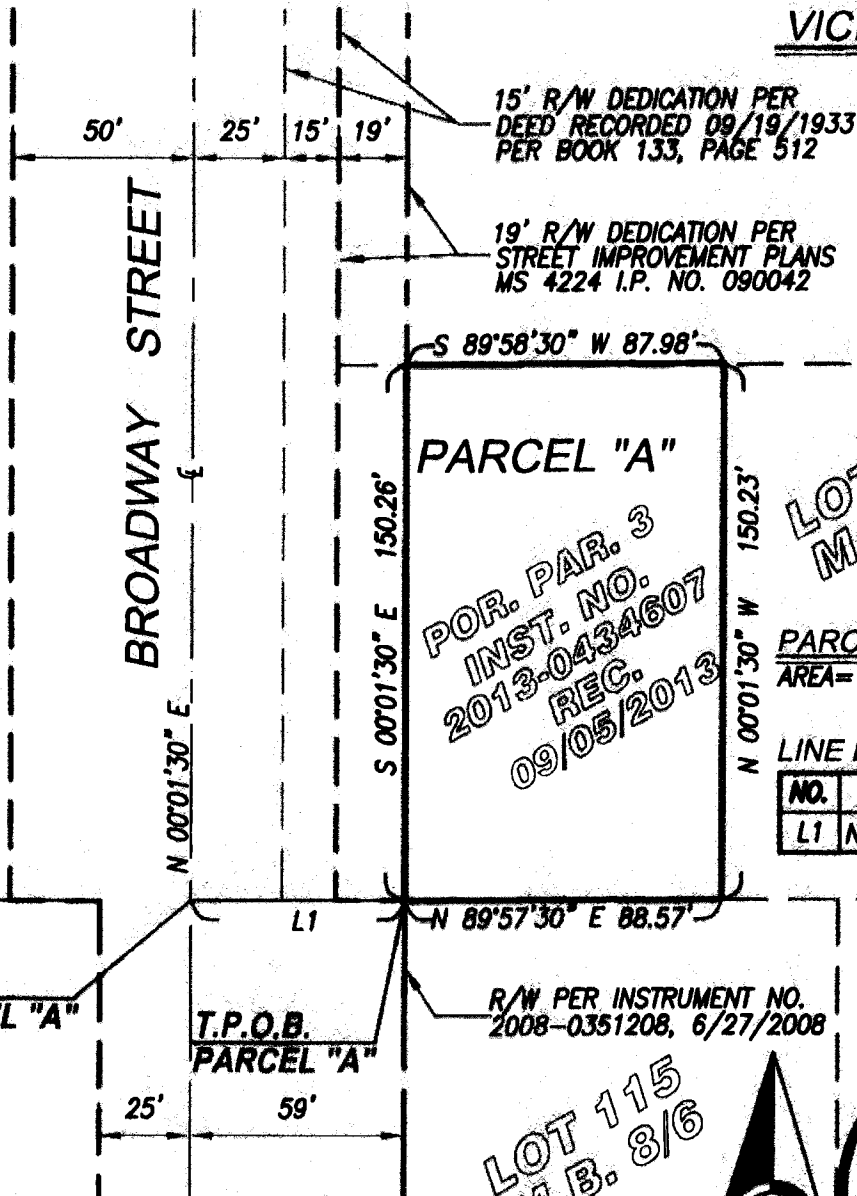
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VICINITY MAP

NTS



15' R/W DEDICATION PER DEED RECORDED 09/19/1933 PER BOOK 133, PAGE 512

19' R/W DEDICATION PER STREET IMPROVEMENT PLANS MS 4224 I.P. NO. 090042

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