

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 6/23/15

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

636



**FROM:** Economic Development Agency/Facilities Management

**SUBMITTAL DATE:**  
 August 6, 2015

**SUBJECT:** Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property in Woodcrest by Grant Deed to the Western Municipal Water District, CEQA Exempt, District 1, [\$8,275] 100% Sale Proceeds

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

1. Find that that the sale of the 0.34 acres of vacant land identified as Assessor's Parcel Number 274-040-006 located in Woodcrest, is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 – Surplus government property sale and section 15061 (b)(3) – no significant effect on the environment;
2. Adopt Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property located in the County of Riverside, Assessor's Parcel Number 274-040-006 by Grant Deed to the Western Municipal Water District; and

(Continued)

FISCAL PROCEDURES APPROVED  
 PAUL ANGLIO, CPA, AUDITOR-CONTROLLER  
 BY: Esteban Hernandez

Robert Field  
 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	\$ 8,275	\$ 0	\$ 8,275	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** 100% Sale Proceeds  
**Budget Adjustment:** No  
 For Fiscal Year: 2015/16

**C.E.O. RECOMMENDATION:**  
 APPROVE  
 BY: Rohini Dasika  
 Rohini Dasika  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Benoit  
 Nays: None  
 Absent: Ashley  
 Date: August 18, 2015  
 xc: EDA, Recorder

Kecia Harper-Ihem  
 Clerk of the Board  
 BY: [Signature]  
 Deputy

By: Juan Perez,  
 Director of Transportation and Land Management

A-30  
 4/5 Vote  
 Positions Added  
 Change Order

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

Economic Development Agency/Facilities Management

**FORM 11:** Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property in Woodcrest by Grant Deed to the Western Municipal Water District, CEQA Exempt, District 1, [\$8,275] 100% Sale Proceeds

**DATE:** August 6, 2015

**PAGE:** 2 of 2

**RECOMMENDED MOTION:** (Continued)

- 3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed for the conveyance of real property; and
- 4. Direct the Clerk of the Board to file the Notice of Exemption with the Clerk of the Board within five days of approval by this board.

**BACKGROUND:**

**Summary**

On January 8, 2013, the Board of Supervisors approved Minute Order 3-10, an Agreement to Purchase property for the traffic signal and intersection improvement project at Washington Street and Krameria Avenue and the future widening of Washington Street. The property exceeded the requirements of the project. The project was constructed and completed in 2014. The Transportation Department now desires to sell the remnant parcel that is no longer needed for the ultimate road right-of-way.

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 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 at 16476 Washington Street in unincorporated Woodcrest, County of Riverside, Assessor's Parcel Number 274-040-006 by Grant Deed, more particularly described in Exhibit A, Legal Description and Exhibit B for each respective real property interest, attached hereto, to the Western Municipal Water District (WMWD.)

On July 7, 2015, the Board of Supervisors adopted Resolution 2015-045, Notice of Intention of the Convey Fee Simple Title to Real Property by Grant Deed to WMWD.

The property was recently appraised by an independent appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property.

This Resolution 2015-046 has been reviewed and approved by County Counsel as to legal form.

**Impact on Citizens and Businesses**

The transfer of this property will assist EMWD in their efforts to provide service to the citizens and businesses in this area of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Estimated Escrow and Title Charges	\$ 1,400
Preliminary Title Report	\$ 400
Appraisal	\$ 1,475
Acquisition Administration	\$ 5,000
<b>Total Estimated Acquisition Costs:</b>	<b>\$ 8,275</b>

Attachments: Resolution 2015-046, Notice of Exemption, Aerial Image, Grant Deed

1 Board of Supervisors

County of Riverside

2 Resolution No. 2015-046

3 Authorization to Convey Fee Simple Title to Real Property

4 by Grant Deed, Woodcrest, California

5 Assessor's Parcel Number 274-040-006

6  
7 WHEREAS, the County of Riverside ("County") is the owner of certain real  
8 property, consisting of 0.34 acres of land, identified with Assessor's Parcel Number  
9 274-040-006, located in the unincorporated Woodcrest area of Riverside County, State  
10 of California, ("Property") which was acquired by the County of Riverside for a road  
11 widening and signalization project that has been deemed to be no longer necessary to  
12 be retained by County for public purposes; and

13 WHEREAS, pursuant to Government Code Section 25365, with a four-fifths  
14 vote, the County may transfer interests in real property or any interest therein,  
15 belonging to the County to another public agency, upon the terms and conditions as  
16 are agreed upon and without complying with any other provisions of Government code,  
17 if the property or interest therein to be conveyed is not required for county use; and

18 WHEREAS, the County of Riverside desires to transfer fee title to the land in  
19 favor of Western Municipal Water District ("WMWD") for WMWD's use for the  
20 consideration in the amount of Sixty Two Thousand Dollars (\$62,000) to be paid by  
21 WMWD to the County; and

22 WHEREAS, the Western Municipal Water District and the County of Riverside  
23 concur that it would be in both parties best interest to transfer ownership of the land to  
24 the District; and

25 WHEREAS, the County has reviewed and determined that the conveyance of  
26 the Property as being categorically exempt from the California Environmental Quality  
27 Act ("CEQA") pursuant to CEQA Guidelines Sections 15312 and 15061(b)(3) as the  
28 proposed project is the conveyance of surplus government real property merely

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* DATE: *6-16-15*  
SYNTHIA M. GUNZEL

1 involving the transfer of title to the real property and will not result in any physical  
2 changes or significant impact on the environment; now, therefore,

3 **BE IT RESOLVED, DETERMINED AND ORDERED** by a four-fifths vote of the  
4 Board of Supervisors of the County of Riverside ("Board"), California, in regular session  
5 assembled on August 18, 2015, at 9:00 am or soon thereafter, in the meeting room of  
6 the Board of Supervisors located on the 1st floor of the County Administrative Center,  
7 4080 Lemon Street, Riverside, California, that the Board, based upon a review of the  
8 evidence and information presented on the matter, as it relates to the conveyance has  
9 determined that the proposed conveyance is categorically exempt from CEQA pursuant  
10 to State CEQA Guidelines Sections 15312 and 15061(b)(3) and authorizes the  
11 conveyance to the Western Municipal Water District the following described real  
12 property: Certain fee simple interest in real property located in the unincorporated  
13 Woodcrest area of the County of Riverside, State of California, identified with  
14 Assessor's Parcel Number 274-040-006, more particularly described in Exhibit "A",  
15 Legal Description, attached hereto and thereby made a part hereof, by Grant Deed.  
16 The terms and conditions of the proposed conveyance are that the County of Riverside  
17 will convey the Property by Grant Deed to WMWD and WMWD shall pay the County  
18 \$62,000 to acquire the Property.

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

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

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

2 RESOLUTION 2015-046

3 AUTHORIZATION TO CONVEY FEE SIMPLE TITLE TO REAL PROPERTY  
4 BY GRANT DEED, WOODCREST, CALIFORNIA  
5 ASSESSOR'S PARCEL NUMBER 274-040-006

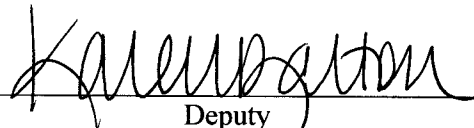
6 ADOPTED by Riverside County Board of Supervisors on August 18, 2015.

7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Washington and Benoit  
9 Nays: None  
10 Absent: Ashley

11  
12  
13 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.

14 KECIA HARPER-IHEM, Clerk of said Board

15  
16 By:  Deputy

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23 08.18.15 3-93  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**WASHINGTON STREET AND**  
**KRAMERIA AVENUE**  
**PARCEL 0080-001**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 167.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S 00°09'30" E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 87.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE AFOREMENTIONED SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 29.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

THENCE N 89°38'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 119.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE S 00°09'30" E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

EXHIBIT "A"  
LEGAL DESCRIPTION  
WASHINGTON STREET AND  
KRAMERIA AVENUE  
PARCEL 0080-001

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-AF-WAY LINE OF KRAMERIA AVENUE, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING

PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED UPON RECORD MAPS AS NOTED.

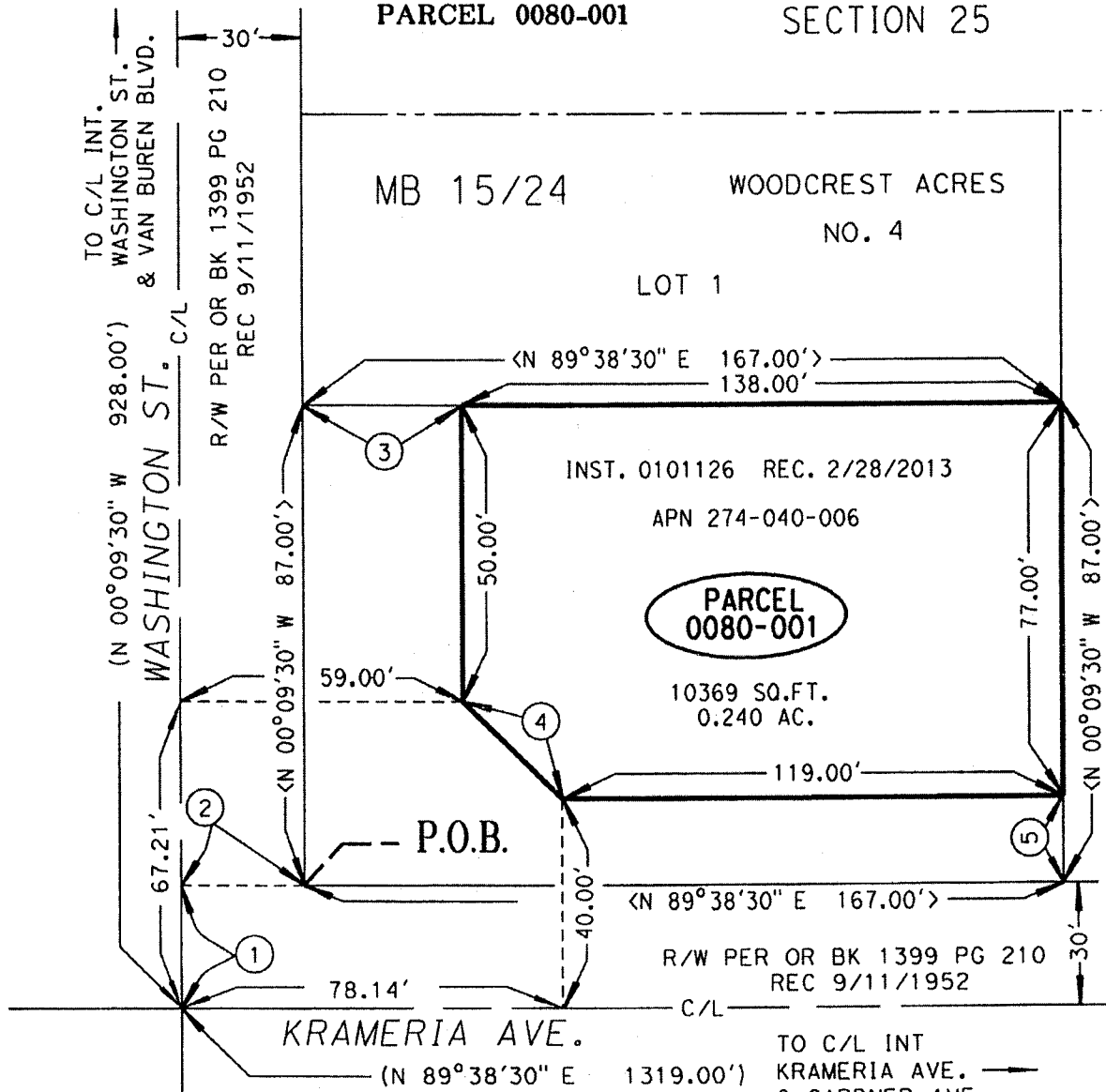
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 4-30-2015



EXHIBIT "B" T.3S., R.5W., S.B.M.  
 PARCEL 0080-001 SECTION 25



LINE DATA:

- ① N 00°09'30" W 30.11'
- ② N 89°38'30" E 30.00'
- ③ N 89°38'30" E 29.00'
- ④ S 35°21'31" E 32.96'
- ⑤ N 00°09'30" W 10.00'



<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013  
 ( ) INDICATES RECORD DATA PER MB 15/24.  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES.

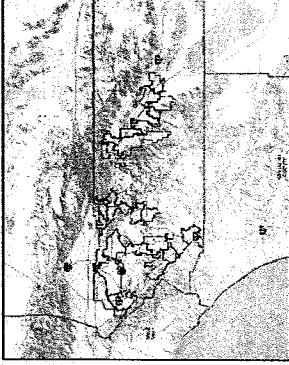
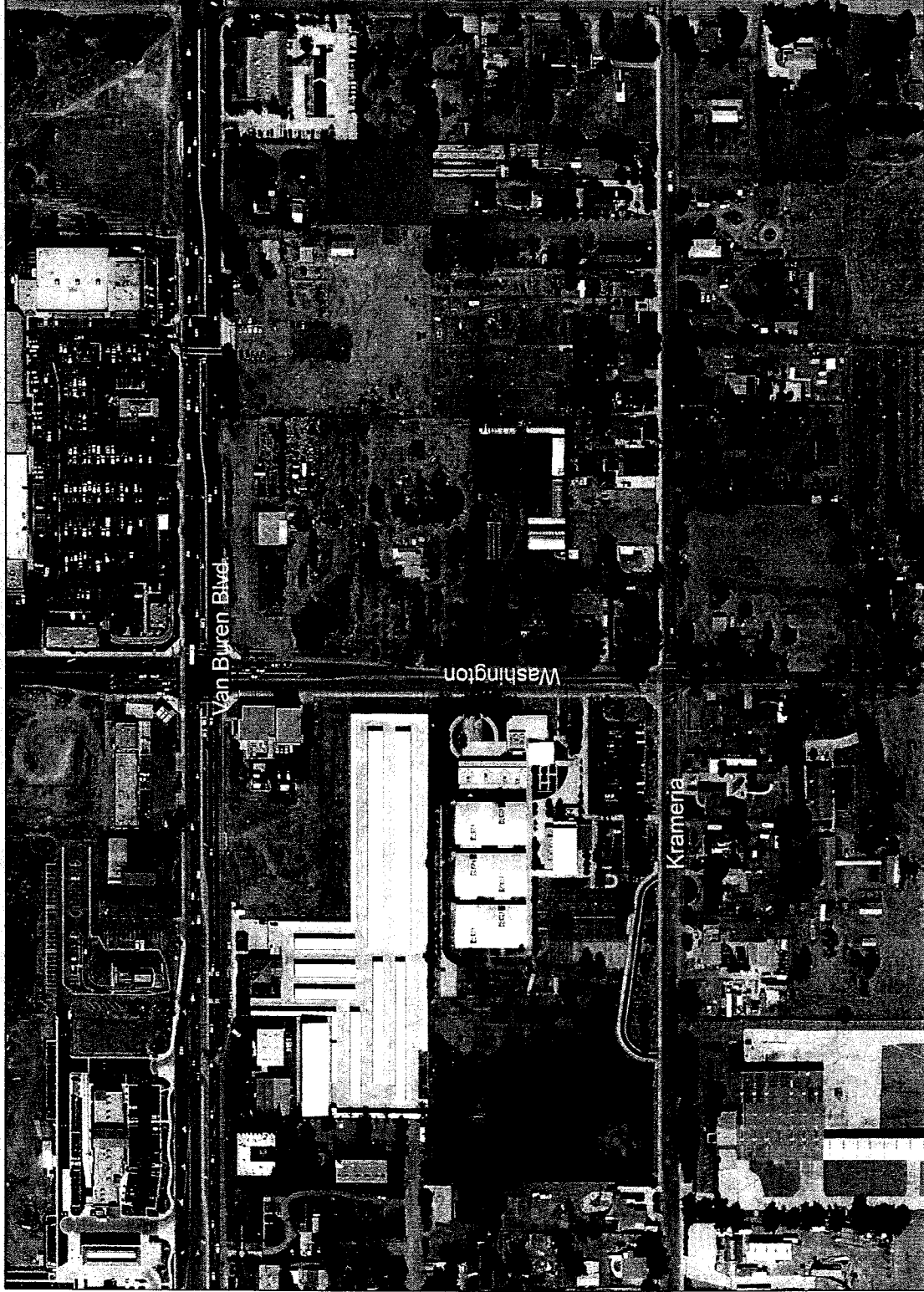


COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0080-001
PROJECT: WASHINGTON & KRAMERIA AVE	PREPARED BY: JAL
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: DECEMBER, 2014
APPROVED BY: <i>Edward D. Hunt</i> DATE: 12-9-2014	W.O. NO.: C5-0080
	SHEET 1 OF 1



# SUBJECT: Washington/Krameria Surplus Property Sale

Location: Northeast corner of Washington & Krameria, Woodcrest



Legend



0 364 727 Feet



REPORT PRINTED ON... 6/25/2015 5:04:20 PM

© Riverside County TLMA GIS

**\*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.

**Notes**  
APN 274-040-006  
Buyer: Western Municipal Water District  
Purchase Price: \$60,000



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

8/20/15  
Date

KB  
Initial

### NOTICE OF EXEMPTION

April 30, 2015

**Project Name:** County of Riverside, Resolution No. 2015-046, Authorization to Convey Real Property in Woodcrest to the Western Municipal Water District

**Project Number:** FM0413130443

**Project Location:** 16476 Washington Street, Riverside, California  
Assessor Parcel Number 274-040-006 (See attached exhibits)

**Description of Project:** Pursuant to Government code Section 25365, the County of Riverside (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 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 at 16476 Washington Street, Riverside, California, situated at the corner of Washington Street and Krameria Avenue, and identified as Assessor's Parcel Number 274-040-006 by Grant Deed to the Western Municipal Water District (WMWD). The property, which is vacant land, was recently appraised by an independent appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property. On April 14, 2015, the board adopted Resolution 2015-045 a Notice of Intention to Convey to WMWD. The transfer of this property will assist WMWD in their efforts to provide service to the citizens and businesses in this area of the County. The Project is limited to the sale of the property alone and would not result in any physical changes or significant effect on the environment.

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

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15312, Sale of Surplus Government Property Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

**Reasons Why Project is Exempt:** The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. 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 will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site. Further, no unusual circumstances or potential cumulative impacts would occur that may

AUG 18 2015 3-93

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[www.rivcoeda.org](http://www.rivcoeda.org)

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Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

reasonably create an environmental impact. The conveyance of real property will not have an effect on the environment; thus, no environmental impacts are anticipated to occur.

- Section 15312 – Sale of Surplus Government Property Exemption. The project as proposed is the sale of real property consisting of approximately 0.34 acres of vacant land. An independent appraisal conducted by the County Real Estate Division found the fair market value to be \$62,000 for this property. WMWD has agreed to pay this amount to the County to purchase the property. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- 15061 (b) (3) - General Rule “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The conveyance of this surplus property will not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing site. The Project is merely the sale of existing surplus property. The sale of the property does not facilitate an increase in the intensity of use of the site. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

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 all of the required categorical exemptions as identified. No further environmental analysis is warranted.

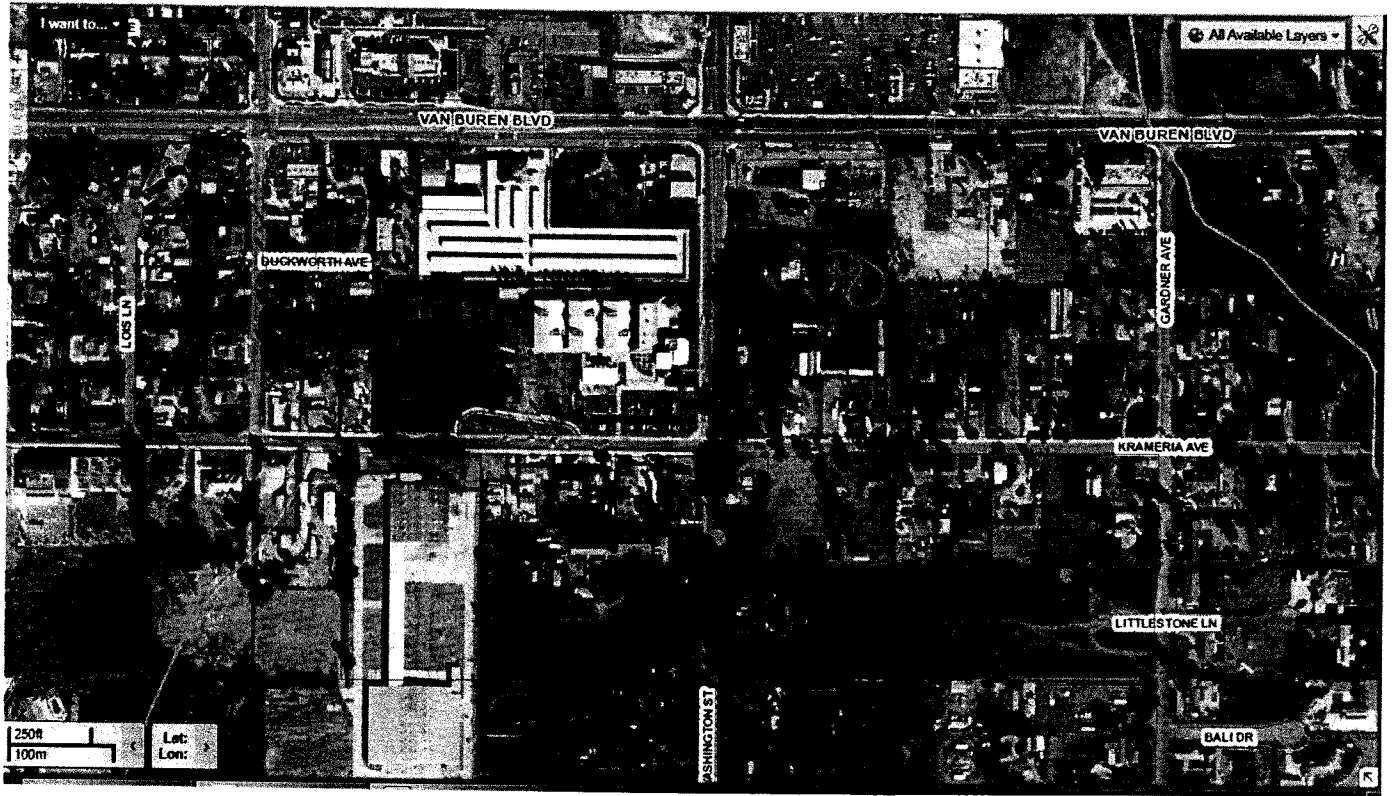
Signed: \_\_\_\_\_



Date: \_\_\_\_\_

4/21/15

John Alfred, Acting Senior Environmental Planner  
County of Riverside, Economic Development Agency



16476 Washington Street, Riverside, CA

274-040-006

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Resolution No. 2015-046, Authorization to Convey Real Property to Western Municipal Water District

Accounting String: Fund: 524830-47220-7200400000- FM0413130443

DATE: April 20, 2015

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: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:  \_\_\_\_\_

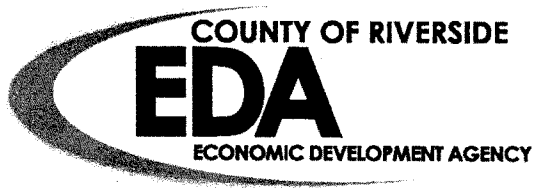
PRESENTED BY: Lorie Houghlan, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: April 20, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0413130443**  
Reso. No. 2015-046, Authorization to Convey Real Property to the Western Municipal Water District  
Assessor Parcel Number: 274-040-006

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: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10<sup>th</sup> Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.**

Attachment

cc: file

Recorded at request of and return to:  
Western Municipal Water District  
14205 Meridian Parkway  
Riverside, California 92518

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

LH:ra/043015/443TR/17.541

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

PROJECT: WASHINGTON AND  
KRAMERIA SURPLUS  
APN: 274-040-006

## GRANT 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

Grants to the WESTERN MUNICIPAL WATER DISTRICT of Riverside County, the fee simple interest in real property in the County of Riverside, State of California, as more particularly described as:

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

AUG 18 2015

3-93

PROJECT: WASHINGTON AND KRAMERIA SURPLUS  
APN: 274-040-006

Dated: August 18, 2015

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

Marion Ashley  
Marion Ashley, Chairman  
Board of Supervisors

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

By: Karlene Atton  
Deputy

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

By: Synthia M. Gunzel  
Synthia M. Gunzel  
Deputy County Counsel



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**WASHINGTON STREET AND**  
**KRAMERIA AVENUE**  
**PARCEL 0080-001**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 167.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S 00°09'30" E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 87.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE AFOREMENTIONED SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 29.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

THENCE N 89°38'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 119.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE S 00°09'30" E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

EXHIBIT "A"  
LEGAL DESCRIPTION  
WASHINGTON STREET AND  
KRAMERIA AVENUE  
PARCEL 0080-001

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING

PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED UPON RECORD MAPS AS NOTED.

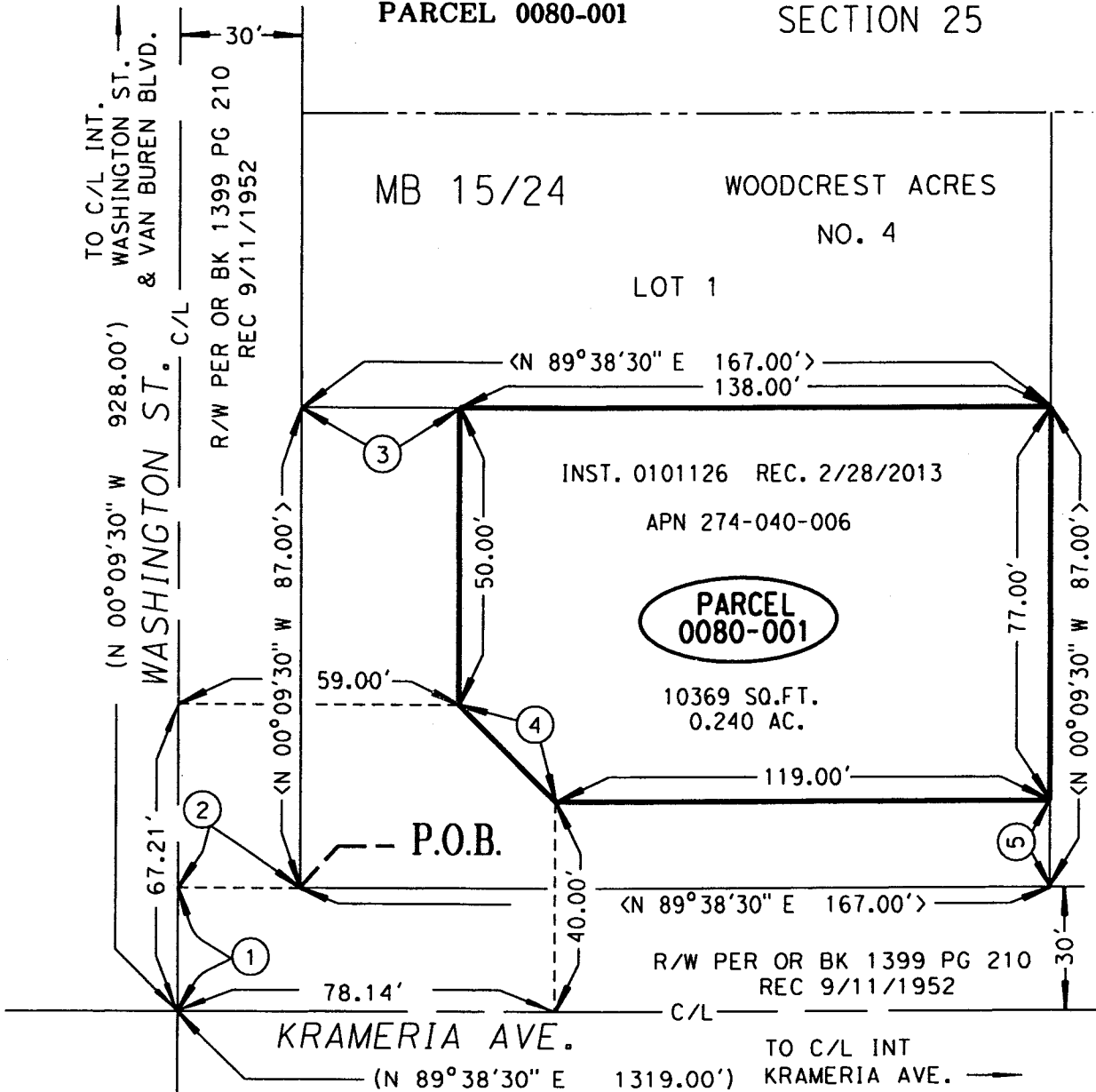
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 4-30-2015



EXHIBIT "B" T.3S., R.5W., S.B.M.  
 PARCEL 0080-001 SECTION 25



LOT 1  
 PM 25/4

LINE DATA:

- ① N 00°09'30" W 30.11'
- ② N 89°38'30" E 30.00'
- ③ N 89°38'30" E 29.00'
- ④ S 35°21'31" E 32.96'
- ⑤ N 00°09'30" W 10.00'



<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013  
 ( ) INDICATES RECORD DATA PER MB 15/24.  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES.



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0080-001
PROJECT: WASHINGTON & KRAMERIA AVE	PREPARED BY: JAL
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: DECEMBER, 2014
APPROVED BY: <i>Edward D. Hunt</i> DATE: 12-9-2014	W.O. NO.: C5-0080
	SHEET 1 OF 1

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

529



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
July 9, 2015

**SUBJECT:** Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property Located within the Community of Woodcrest, Riverside, County of Riverside by Grant Deed to the Western Municipal Water District, District 1, [\$8,275] 100% Sale Proceeds

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

1. Adopt Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property located in Woodcrest, Assessor's Parcel Number 274-040-006 by Grant Deed to the Western 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)

FISCAL PROCEDURES APPROVED  
PAUL ANGLIO, CPA, AUDITOR-CONTROLLER  
BY: Esteban Hernandez 7/8/15

Robert Field  
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	\$ 8,275	\$ 0	\$ 8,275	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** 100% Sale Proceeds  
Budget Adjustment: No  
For Fiscal Year: 2015/16

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

APPROVE  
BY: Rohini Dasika  
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public meeting on or after August 18, 2015 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: Benoit  
Date: July 21, 2015  
xc: EDA, DPSS, CØB

Kecia Harper-Ihem  
Clerk of the Board  
By: Kecia Harper-Ihem  
Deputy

3-21

FORM APPROVED COUNTY COUNSEL  
BY: ANITA C. WILLIS 4-30-15 DATE

By: Juan C. Perez  
Director of Transportation and Land Management.

A-30  
 4/5 Vote  
 Positions Added  
 Change Order

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

Economic Development Agency

**FORM 11:** Resolution No. 2015-045, Notice of Intention to Convey Fee Simple Title to Real Property Located within the Community of Woodcrest, Riverside, County of Riverside by Grant Deed to the Western Municipal Water District, District 1, [\$8,275] 100% Sale Proceeds

**DATE:** July 9, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

On January 8, 2013, the Board of Supervisors approved Minute Order 3-10, an Agreement to Purchase property for the traffic signal and intersection improvement project at Washington Street and Krameria Avenue and the future widening of Washington Street. The property exceeded the requirements of the project. The project was constructed and completed in 2014. The Transportation Department now desires to sell the remnant parcel that is no longer needed for the ultimate road right-of-way.

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 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 Woodcrest, Assessor's Parcel Number 274-040-006 by Grant Deed, more particularly described in Exhibit A Legal Description, attached hereto, to the Western Municipal Water District (WMWD.)

The property identified as Assessor's Parcel Number 274-040-006 was acquired by the County as part of the Washington/Krameria signalization and road widening project. The portion of the property that is necessary for the project will be retained. The Remainder parcel is developable as a single family residential dwelling. The approximate 0.34 acre parcel currently sits vacant and serves no further use for County needs.

In accordance with Government Code 54222, other public agencies and all County departments were notified regarding the intent to sell. WMWD advised of their interest to purchase the property.

The property was recently appraised by an independent Appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property.

Resolution Number 2015-045 has been reviewed and approved by County Counsel as to legal form.

**Impact on Citizens and Businesses**

The transfer of this property will assist WMWD in their efforts to provide service to the citizens and businesses in this area of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

Estimated Escrow and Title Charges	\$ 1,400
Preliminary Title Report	\$ 400
Appraisal	\$ 1,475
Acquisition Administration	\$ 5,000
<b>Total Estimated Acquisition Costs:</b>	<b>\$ 8,275</b>

Attachment: Aerial Image, Resolution No. 2015-045

1 Board of Supervisors

County of Riverside

2 Resolution No. 2015-045

3 Notice of Intention to Convey Real Property

4 by Grant Deed, Woodcrest, California

5 Assessor's Parcel Number 274-040-006

6  
7 WHEREAS, the County of Riverside ("County") is the owner of certain real  
8 property, consisting of 0.34 acres of land, identified with Assessor's Parcel Number  
9 274-040-006, located in the unincorporated Woodcrest area of Riverside County, State  
10 of California, ("Property") which was acquired by the County of Riverside for a road  
11 widening and signalization project and is deemed to be no longer necessary to be  
12 retained by County for public purposes; and

13 WHEREAS, the County of Riverside desires to transfer fee title to the land in  
14 favor of Western Municipal Water District ("WMWD") for WMWD's use for the  
15 consideration in the amount of Sixty Two Thousand Dollars (\$62,000) to be paid by  
16 WMWD to the County; and

17 WHEREAS, the Western Municipal Water District and the County of Riverside  
18 concur that it would be in both parties best interest to transfer ownership of the land to  
19 the District; 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 July **21**, 2015, that the Board intends to convey fee title to the  
23 Western Municipal Water District, on or after August 18, 2015, to the following  
24 described real property: Certain real property located in the unincorporated Woodcrest  
25 area of Riverside County, State of California, identified by and as Assessor's Parcel  
26 Number 274-040-006, by Grant Deed, and is more particularly described in Exhibit "A"  
27 Legal Description, attached hereto and thereby made a part hereof. The terms and  
28 conditions of the proposed conveyance are that WMWD shall pay \$62,000 as

FORM APPROVED COUNTY COUNSEL  
BY: *Sybil Munguel* DATE: *6-16-15*  
BY: *Sybil Munguel* DATE: *6-16-15*

1 consideration payable to the County of Riverside and the County will convey the  
2 Property by Grant Deed to WMWD.

3 The Board of Supervisors for the County of Riverside will meet to conclude the  
4 proposed transaction on or after August 18, 2015, at 9:00 a.m. or soon thereafter, at the  
5 meeting room of the Board of Supervisors located on the 1st floor of the County  
6 Administrative Center, 4080 Lemon Street, Riverside, California.

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

10  
11 ROLL CALL:

12 Ayes: Jeffries, Tavaglione, Washington and Ashley

13 Nays: None

14 Absent: Benoit

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

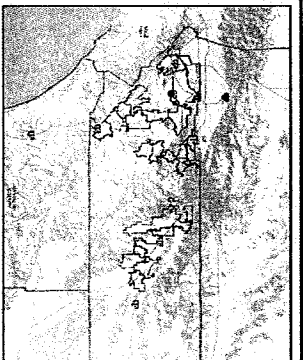
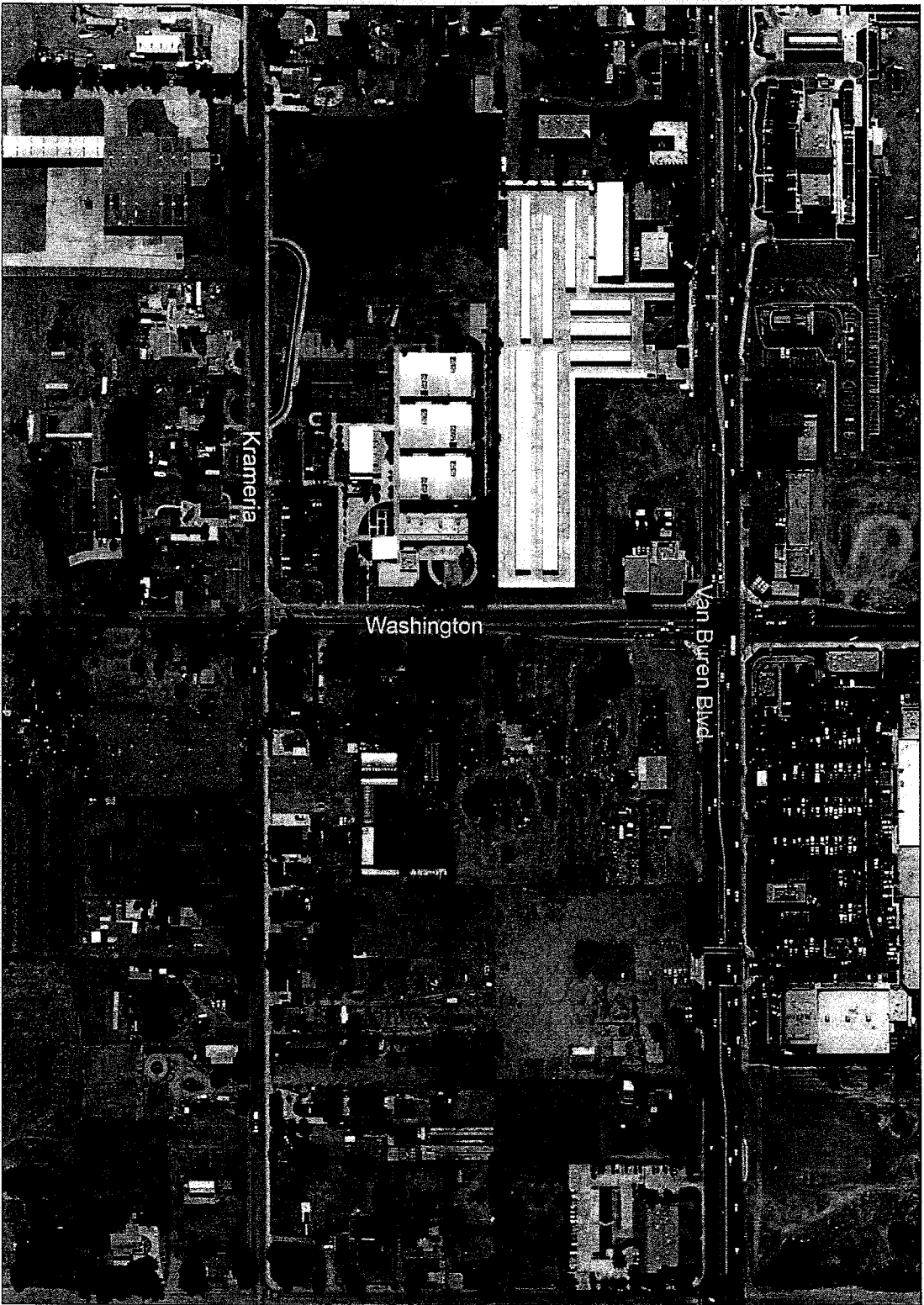
17 KECIA HARPER-IHEM, Clerk of said Board

18 By 

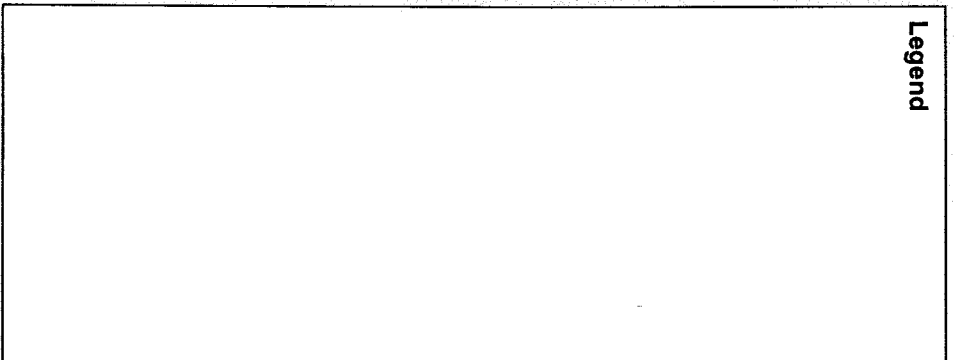
19 Deputy

# SUBJECT: Washington/Krameria Surplus Property Sale

Location: Northeast corner of Washington & Krameria, Woodcrest



Legend



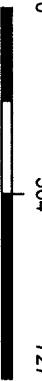
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 6/25/2015 5:04:20 PM

© Riverside County TLMA GIS



0



364

727 Feet



## Notes

APN 274-040-006  
Buyer: Western Municipal Water District  
Purchase Price: \$60,000



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**WASHINGTON STREET AND**  
**KRAMERIA AVENUE**  
**PARCEL 0080-001**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 167.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S 00°09'30" E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 87.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

**BEGINNING** AT THE AFOREMENTIONED SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

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THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

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EXHIBIT "A"  
LEGAL DESCRIPTION  
WASHINGTON STREET AND  
KRAMERIA AVENUE  
PARCEL 0080-001

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PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR LESS.

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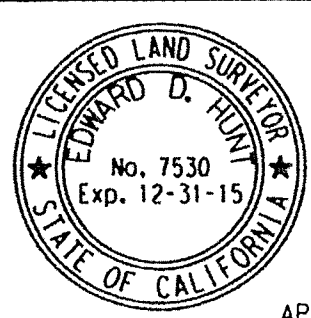
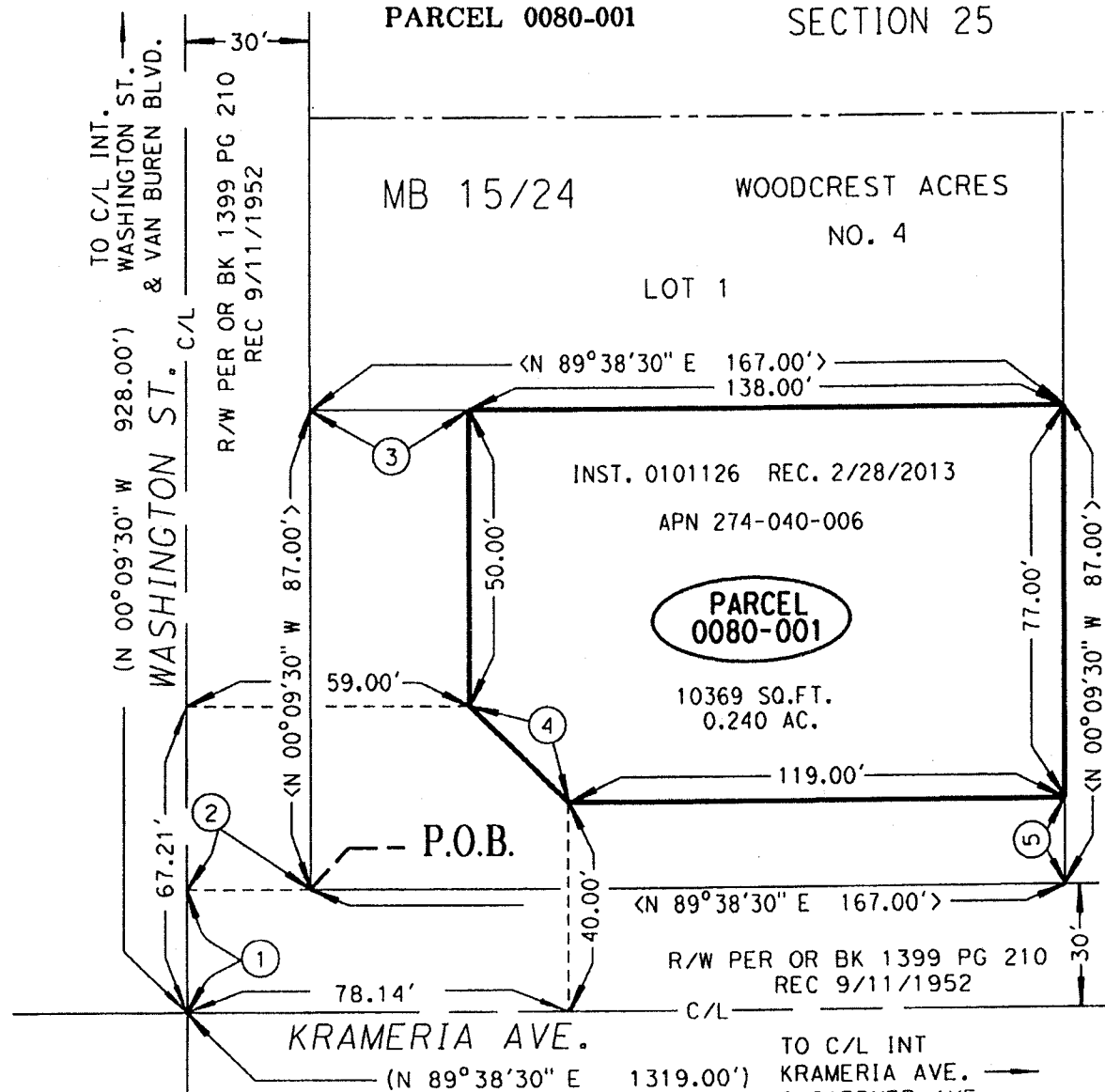
SEE ATTACHED EXHIBIT "B"

APPROVED BY: Edward D. Hunt

DATE: 4-30-2015



EXHIBIT "B" T.3S., R.5W., S.B.M.  
 PARCEL 0080-001 SECTION 25



<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013  
 ( ) INDICATES RECORD DATA PER MB 15/24.  
 ALL DISTANCES SHOWN ARE GROUND DISTANCES.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0080-001
PROJECT: WASHINGTON & KRAMERIA AVE	PREPARED BY: JAL
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: DECEMBER, 2014
	W.O. NO.: C5-0080
APPROVED BY: <i>Edward D. Hunt</i> DATE: 12-9-2014	SHEET 1 OF 1





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

July 23, 2015

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

FAX (951) 368-9018  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2015-045**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday: July 28, 2015**.

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

Your invoice must be submitted to this office, **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:** Thursday, July 23, 2015 8:40 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Res. 2015-045

Received for publication on July 28. Proof with cost to follow.

Thank you.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: 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\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Thursday, July 23, 2015 8:27 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: Res. 2015-045

Good morning! Attached is a Notice of Public Meeting, for publication on Tuesday, July 28, 2015. 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. 2015-045**  
Notice of Intention to Convey Real Property  
by Grant Deed, Woodcrest, California  
Assessor's Parcel Number 274-040-006

WHEREAS, the County of Riverside ("County") is the owner of certain real property, consisting of 0.34 acres of land, identified with Assessor's Parcel Number 274-040-006, located in the unincorporated Woodcrest area of Riverside County, State of California, ("Property") which was acquired by the County of Riverside for a road widening and signalization project and is deemed to be no longer necessary to be retained by County for public purposes; and

WHEREAS, the County of Riverside desires to transfer fee title to the land in favor of Western Municipal Water District ("WMWD") for WMWD's use for the consideration in the amount of Sixty Two Thousand Dollars (\$62,000) to be paid by WMWD to the County; and

WHEREAS, the Western Municipal Water District and the County of Riverside concur that it would be in both parties best interest to transfer ownership of the land 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 July 21, 2015, that the Board intends to convey fee title to the Western Municipal Water District, on or after August 18, 2015, to the following described real property: Certain real property located in the unincorporated Woodcrest area of Riverside County, State of California, identified by and as Assessor's Parcel Number 274-040-006, by Grant Deed, and is more particularly described in Exhibit "A" Legal Description, attached hereto and thereby made a part hereof. The terms and conditions of the proposed conveyance are that WMWD shall pay \$62,000 as consideration payable to the County of Riverside and the County will convey the Property by Grant Deed to WMWD.

The Board of Supervisors for the County of Riverside will meet to conclude the proposed transaction on or after August 18, 2015, at 9:00 a.m. or soon thereafter, at the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California.

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)**

**ROLL CALL:**

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on July 21, 2015.

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: July 23, 2015

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**WASHINGTON STREET AND**  
**KRAMERIA AVENUE**  
**PARCEL 0080-001**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

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THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

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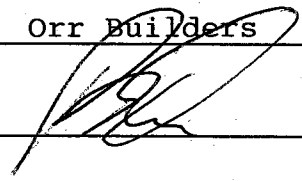
THENCE S 00°09'30" E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

The undersigned represents that it has made careful examination of all the contract documents (including but not limited to the plans and specifications) and by examination of the actual site conditions has satisfied itself as to the nature and location of all work, the general and local conditions to be encountered in the performance of any work and all other matters which can in any way affect the work or the cost thereof.

If awarded a contract, the undersigned agrees to execute and deliver to the Owner within ten (10) calendar days, a signed contract, the necessary insurance certificates, and all other required documents. Upon receipt of the Notice to Proceed, the undersigned shall commence work on a date to be specified in a written order of the Architect and shall be completed within one hundred eighty (180) calendar days from and after said date. Time shall be of the essence. If the work is not completed within the time required, the Contractor shall pay to the Owner liquidated damages in the amount of \$500 per calendar day, as further outlined in the General Conditions, until the work has been completed as required by the Contract Documents.

The undersigned certifies that it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California, and the number of said license is 693077 and that said license expires July 31, 2008.

Bidder: Orr Builders

By: 

Title President/CEO

Brian Orr  
(Type or print name)

(SEAL)

BIDDER'S BUSINESS ADDRESS

39-301 Badger Street

Suite 300

Palm Desert, CA 92211

Dated: March 20, 2008

If awarded the contract, the undersigned further agrees that in the event of the bidder's default in executing the required contract and filing the necessary bonds and insurance certificates within ten working days after the date of the County's Notice of Award of Contract to the bidder, the proceeds of the security accompanying this bid shall become the property of the County and this bid and the acceptance hereof may, at the County's option, be considered null and void.



**EXHIBIT "A"  
LEGAL DESCRIPTION  
WASHINGTON STREET AND  
KRAMERIA AVENUE  
PARCEL 0080-001**

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-AF-WAY LINE OF KRAMERIA AVENUE, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING

PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED UPON RECORD MAPS AS NOTED.

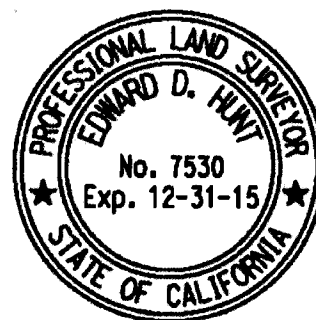
SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Edward D. Hunt

DATE:

4-30-2015



SECTION 00200

CONTRACTOR'S PROPOSAL

Date: March 20, 2008

RIVERSIDE COUNTY  
ECONOMIC DEVELOPMENT AGENCY

Name of Bidder: Orr Builders

The undersigned, having carefully examined the proposed site and all the Contract Documents for the construction of the below mentioned project hereby proposes to the Redevelopment Agency for the County of Riverside to furnish all shop, labor, technical and professional services, supervision, materials, and equipment and to perform all operations necessary and required to complete the:

**PEDLEY YARD RELOCATION  
RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY**

Located at:

**Troy Court Jurupa, California 92509**

The Bidder shall accomplish all work in strict conformity with all the Contact Documents (including but not limited to, the Plans and Specifications) including all work specified in the following Addenda:

Addendum No. 1

Dated March 14, 2008

Addendum No. 2

Dated March 18, 2008

Addendum No. \_\_\_\_\_

Dated \_\_\_\_\_

For the total Base Bid sum of \$ 3,044,000.<sup>00</sup> dollars,  
including all applicable taxes, permits, licenses, and Course of Construction Insurance.

The undersigned agrees that this Proposal constitutes a firm offer to the Owner which cannot be withdrawn for sixty (60) calendar days from and after the date set for opening of proposals.

The undersigned certifies that it has examined and is fully familiar with all of the Contract Documents (including but not limited to the Plans and Specifications); that it has carefully checked all of the words and figures shown in its Proposal; that it has carefully reviewed the accuracy of all statements in this proposal and attachments hereto; and it understands and agrees that the Owner will not be responsible for any errors or omissions on the part of the undersigned in preparing this proposal.