

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

640



FROM: Economic Development Agency

SUBMITTAL DATE:

January 28, 2016

SUBJECT: Resolution No. 2016-016, Notice of Intent to Convey Fee and Easement Interests in Real Property located in the City of Jurupa Valley, County of Riverside, State of California, to the City of Jurupa Valley, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-016, Notice of Intention to Convey Fee and Easement Interests in Real Property located in Jurupa Valley, County of Riverside, with Assessor's Parcel Numbers 161-331-017 and 157-222-025, to the City of Jurupa Valley by Grant Deed; 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: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Imelda Delos Santos

County Executive Office Signature

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 is approved as recommended and is set for public meeting on or after March 1, 2016 at 9:00 a.m.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: February 9, 2016
 xc: EDA, Transp., COB

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

FORM APPROVED COUNTY COUNSEL
 BY: ANITA C. WILLIS
 DATE: 12-1-15

Director of Transportation and Land Management

By: Juan C. Perez

- 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. 2016-016, Notice of Intent to Convey Fee and Easement Interests in Real Property located in the City of Jurupa Valley, County of Riverside, State of California, to the City of Jurupa Valley, District 2, [\$0]

DATE: January 28, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, a Board of Supervisors may, by a four-fifths vote, grant, convey, quitclaim, assign, exchange, or otherwise transfer to any special district or public agency within the county, any real or personal property, or interest therein belonging to the county upon the terms and conditions as are agreed upon and without complying with any other provisions of the code, if the property or interest therein to be granted and conveyed or quitclaimed is not required for county use.

The County desires to convey fee simple interests in real property for two parcels to the City of Jurupa Valley for the City's Limonite Avenue Road Widening Project. The first parcel is vacant land, consisting of approximately .15 acres, identified with Assessor's Parcel Number 161-331-017 (Parcel A), that was acquired by the County in 1974 for drainage purposes. Parcel A is adjacent to Limonite Avenue and has unique characteristics that render it an uneconomic parcel such as below street grade, access is very limited, the land serves as allowing drainage through arch culverts that run under and is associated with Limonite Avenue. Also, Parcel A is located between the old Limonite Avenue right of way alignment and the current Limonite Avenue alignment which further limits the ability for access and development. Parcel A is no longer needed for County use or purposes and is best suited to be vested in favor of the City of Jurupa Valley for drainage purposes associated with the City's right-of-way, Limonite Avenue.

Assessor's Parcel Number 157-222-025 was acquired on November 9, 2006 (Parcel B) for the purpose of widening Limonite Avenue when the County was the lead agency at a cost of \$635,000, but the intended road widening project was not completed due to re-allocation of the funding. Since that time, the City of Jurupa Valley was incorporated whereby the Limonite Avenue road right-of-way passed to the City by operation of law and the City has become the lead agency on the road widening project. Parcel B was acquired using Transportation Uniform Mitigation Fee Program (TUMF) funds whereby such fees are collected by the County for transportation purposes. The Western Riverside Council of Governments, as administrator of TUMF, is supportive of this conveyance since the purpose of the acquisition of Parcel B was for the widening of Limonite Avenue. Therefore, the County no longer needs Parcel B for its own use or purposes and it is best suited to be vested in favor of the City of Jurupa Valley for the road widening of Limonite Avenue purposes.

The County has been asked to convey the parcels of land to the City of Jurupa Valley for the reasons provided above to facilitate the City's implementation of its Limonite Avenue road widening project. The conveyance of these properties will also transfer the responsibility of maintenance of the properties to the City of Jurupa Valley.

Resolution No. 2016-016 has been approved as to form by County Counsel.

Impact on Citizens and Businesses

The conveyance of real property from the County of Riverside to the City of Jurupa Valley will enable the City to widen Limonite Avenue to improve traffic flow.

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

Resolution No. 2016-016; Aerial Image

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2016-016

4 Notice of Intention to Convey Fee Simple and Easement Interests in Real Property
5 Located in the City of Jurupa Valley, County of Riverside, California,
6 by Grant Deed
7 Assessor's Parcel Numbers 157-222-025 and 161-331-017
8

9 **WHEREAS**, the County of Riverside is the owner of certain fee interest and
10 easement real property, consisting of approximately .15 acres of vacant land, identified by
11 Assessor's Parcel Number 161-331-017, located within the City of Jurupa Valley, County of
12 Riverside, State of California ("Parcel A") which was acquired in 1974 originally primarily
13 for drainage purposes in the Jurupa Valley area; and

14 **WHEREAS**, Parcel A is located adjacent to Limonite Avenue and has unique
15 characteristics that render it an uneconomic parcel due to its below street grade, limited
16 access and use serving as drainage through arch culverts to prevent flooding of Limonite
17 Avenue; and

18 **WHEREAS**, the County of Riverside is the owner of certain fee interest in real
19 property, consisting of approximately .20 acres of land, identified with Assessor's Parcel
20 Number 157-222-025, located within the City of Jurupa Valley, County of Riverside, State
21 of California ("Parcel B") which was acquired in 2006 originally for widening Limonite
22 Avenue when road was within the unincorporated area of the County of Riverside prior to
23 the incorporation of the City of Jurupa Valley ("City"); and

24 **WHEREAS**, since the funds used to acquire Parcel B by the County was for
25 transportation purposes and the purpose of the acquisition was associated with widening of
26 Limonite Avenue, the County has determined that it is best suited for Parcel B to be vested
27 in favor of the City to further the City's road widening project; and

28 **WHEREAS**, Parcels A and B are no longer needed for County use or purposes; and

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 12-18-15
DATE
SYNTHIA M. GUNZEL

1 **WHEREAS**, the County desires to convey Parcels A and B to the City of Jurupa
2 Valley to facilitate the City's implementation of its Limonite Avenue road widening project;
3 and

4 **WHEREAS**, the County of Riverside and the City of Jurupa Valley concur that it
5 would be in both parties best interest to transfer Parcels A and B to the City of Jurupa
6 Valley; now, therefore,

7 **BE IT RESOLVED, DETERMINED AND ORDERED** and **NOTICE IS HEREBY**
8 **GIVEN** by the Board of Supervisors of the County of Riverside, California, in regular
9 session assembled on February 9, 2016, intends to convey on or after March 1, 2016 to
10 the City of Jurupa Valley the following described real property: Certain real property
11 located in the City of Jurupa Valley, County of Riverside, State of California, identified by
12 Assessor's Parcel Numbers 161-331-017 and 157-222-025, more particularly described in
13 the attached Exhibit "A" Legal Description respectively for Parcels A and B, attached
14 hereto and thereby made a part hereof, by Grant Deed.

15 The Board of Supervisors will meet to conclude the proposed transaction on or after
16 March 1, 2016, at 9:00 a.m. or thereafter, at the meeting room of the Board of Supervisors
17 located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
18 California.

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

22 ROLL CALL:

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

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

28 KECIA HARPER-IHEM, Clerk of said Board

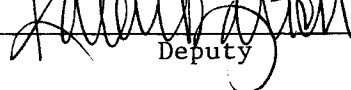
By  Deputy

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

The Northerly 72 feet of Lot 513 of Riverdale Acres, in the County of Riverside, State of California, as shown by map on file in Book 13, Pages 76 and 77 of maps, records of Riverside County, California.

Except that portion described as follows:

Beginning at the intersection of the Westerly line of said Lot 513 and the Southerly line of the Northerly 10 feet thereof;

Thence South 89 degrees 20' 37" East along said southerly line of the Northerly 10 feet a distance of 20.00 feet;

Thence South 45 degrees 20' 33" West, a distance of 28.27 feet to said Westerly line of Lot 513;

Thence North 00 degrees 35' 43" East along said Westerly line a distance of 20.00 feet to the point of beginning.

APN: 157-222-025

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1:

That portion of Lot 75 and the West one half of Lot 74 of Jurupa Valley Farms, as shown on map thereof on file in Book 12, Page 14 of Maps, Records of the Recorder of Riverside County, California, described as follows:

Beginning at the Southeast corner of said Lot 75 a distance of 20.00 feet;
Thence North $00^{\circ}39'14''$ East parallel with and distance 20 feet Westerly, measured at right angles, from the Easterly line of said Lot 75 a distance of 114.50 feet to a point in a non-tangent curve in the Southerly line of Limonite Avenue (60 feet wide) as established by deed to the County of Riverside recorded November 28, 1933 in Book 146, Page 298 of Official Records of said Recorder, said curve being concave Southerly and having a radius of 1,870.00 feet;
Thence Southeasterly along the arc of said curve from an initial radial line bearing South $10^{\circ}40'17''$ West through a central angle of $02^{\circ}29'55''$ a distance of 81.55 feet to a point distant 95.00 feet Westerly, measured at right angles from the Easterly line of the West one half of said Lot 74;
Thence South $00^{\circ}39'32''$ West parallel with said Easterly line a distance of 98.57 feet to the Southerly line of said Lot 74;
Thence North $89^{\circ}20'37''$ North along said Southerly line of Lot 74 a distance of 59.96 feet to the point of beginning;
Together with the underlying fee interest, if any, in and to that portion of Lot E (an unnamed street, 20 feet wide) as shown on said map, appurtenant to the above described property.

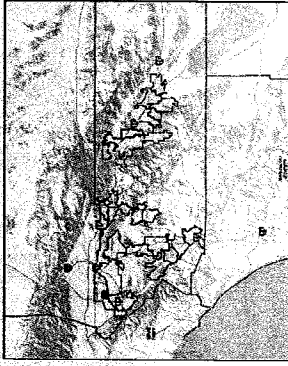
Parcel 2:

An easement for drainage purposes, including but not limited to, storm water flowage, channel grading, dikes, drainage culverts and structures, over, upon, within, and across that portion of Lot 75 of Jurupa Valley Farms, Riverside County, California, described as follows:

Beginning at a point in the Northerly line of said Lot 75, said point being the Southwest corner of Parcel 1 hereinabove described;
Thence North $89^{\circ}20'32''$ West along said Southerly line a distance of 78.96 feet;
Thence North $68^{\circ}25'11''$ East, a distance of 85.30 feet to the Westerly line of said Parcel 1;
Thence South $00^{\circ}39'14''$ West along said Westerly line a distance of 32.28 feet to the point of beginning.

Assessor's Parcel No: 161-331-017

LIMONITE AVENUE WIDENING PROJECT



Legend

Notes
District 2
APN 157-222-025
161-331-017

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 717 1,434 Feet



REPORT PRINTED ON... 1/28/2016 9:03:49 AM

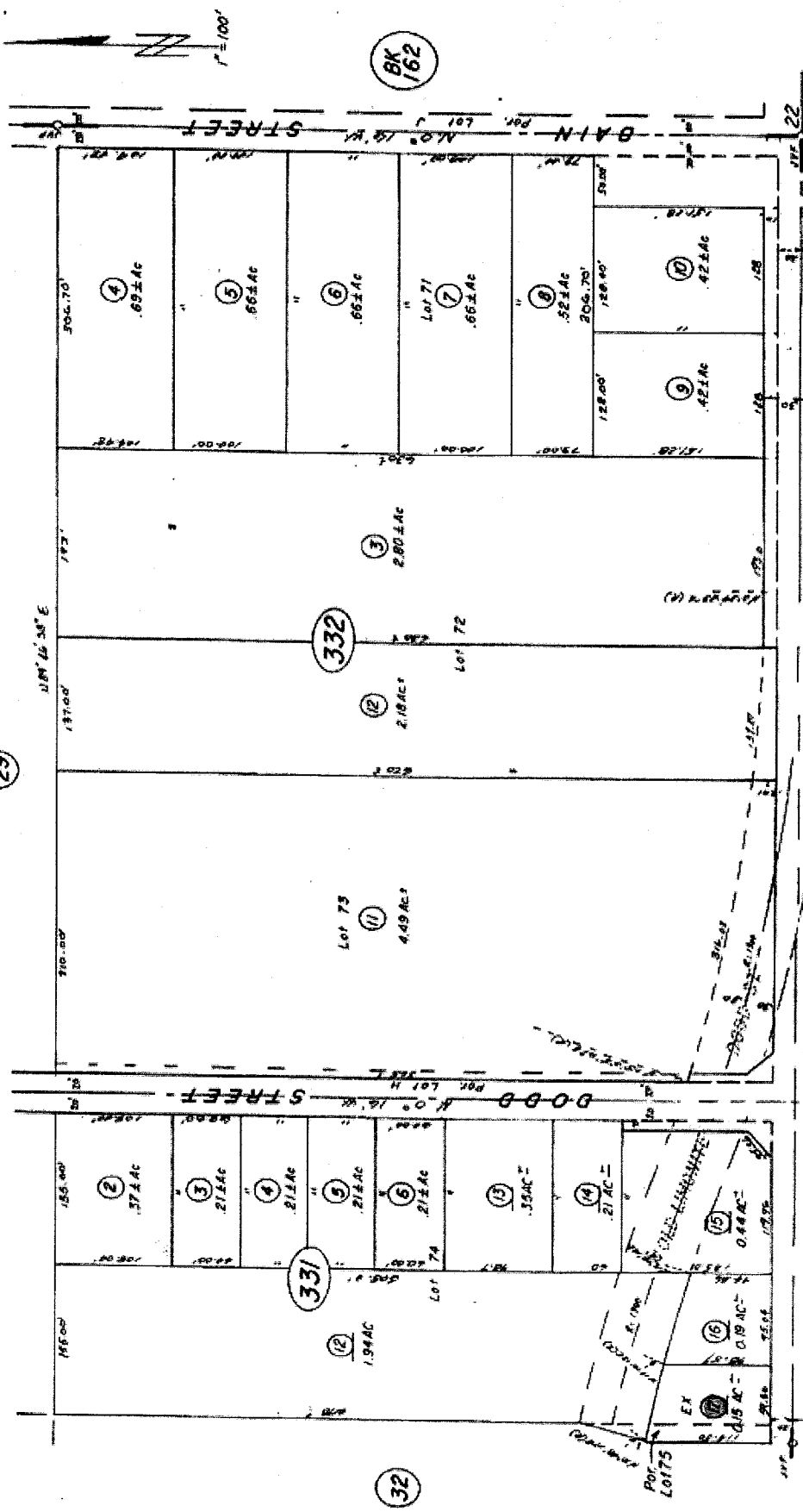
© Riverside County TLMA GIS

7-37-1
161-33

T.R.A. 059-095

POR. SE 1/4, SE 1/4, SEC. 21, T2S, R6W.

29



BK 162

BK 157

DATE	OLD P.O. NO.	NEW P.O. NO.
2/7	501-1	501-12
2/7	502-1	501-12
2/7	503-1	501-12
2/7	504-1	501-12
2/7	505-1	501-12
2/7	506-1	501-12
2/7	507-1	501-12
2/7	508-1	501-12
2/7	509-1	501-12
2/7	510-1	501-12
2/7	511-1	501-12
2/7	512-1	501-12
2/7	513-1	501-12
2/7	514-1	501-12
2/7	515-1	501-12
2/7	516-1	501-12
2/7	517-1	501-12
2/7	518-1	501-12
2/7	519-1	501-12
2/7	520-1	501-12

M. B. 12/14 Jurupa Valley Farms

ASSESSOR'S MAP BK 161 P633
RIVERSIDE COUNTY, CALIF.

DEC 1974

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

The Northerly 72 feet of Lot 513 of Riverdale Acres, in the County of Riverside, State of California, as shown by map on file in Book 13, Pages 76 and 77 of maps, records of Riverside County, California.

Except that portion described as follows:

Beginning at the intersection of the Westerly line of said Lot 513 and the Southerly line of the Northerly 10 feet thereof;

Thence South 89 degrees 20' 37" East along said southerly line of the Northerly 10 feet a distance of 20.00 feet;

Thence South 45 degrees 20' 33" West, a distance of 28.27 feet to said Westerly line of Lot 513;

Thence North 00 degrees 35' 43" East along said Westerly line a distance of 20.00 feet to the point of beginning.

APN: 157-222-025

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1:

That portion of Lot 75 and the West one half of Lot 74 of Jurupa Valley Farms, as shown on map thereof on file in Book 12, Page 14 of Maps, Records of the Recorder of Riverside County, California, described as follows:

Beginning at the Southeast corner of said Lot 75 a distance of 20.00 feet;
Thence North $00^{\circ}39'14''$ East parallel with and distance 20 feet Westerly, measured at right angles, from the Easterly line of said Lot 75 a distance of 114.50 feet to a point in a non-tangent curve in the Southerly line of Limonite Avenue (60 feet wide) as established by deed to the County of Riverside recorded November 28, 1933 in Book 146, Page 298 of Official Records of said Recorder, said curve being concave Southerly and having a radius of 1,870.00 feet;
Thence Southeasterly along the arc of said curve from an initial radial line bearing South $10^{\circ}40'17''$ West through a central angle of $02^{\circ}29'55''$ a distance of 81.55 feet to a point distant 95.00 feet Westerly, measured at right angles from the Easterly line of the West one half of said Lot 74;
Thence South $00^{\circ}39'32''$ West parallel with said Easterly line a distance of 98.57 feet to the Southerly line of said Lot 74;
Thence North $89^{\circ}20'37''$ North along said Southerly line of Lot 74 a distance of 59.96 feet to the point of beginning;
Together with the underlying fee interest, if any, in and to that portion of Lot E (an unnamed street, 20 feet wide) as shown on said map, appurtenant to the above described property.

Parcel 2:

An easement for drainage purposes, including but not limited to, storm water flowage, channel grading, dikes, drainage culverts and structures, over, upon, within, and across that portion of Lot 75 of Jurupa Valley Farms, Riverside County, California, described as follows:

Beginning at a point in the Northerly line of said Lot 75, said point being the Southwest corner of Parcel 1 hereinabove described;
Thence North $89^{\circ}20'32''$ West along said Southerly line a distance of 78.96 feet;
Thence North $68^{\circ}25'11''$ East, a distance of 85.30 feet to the Westerly line of said Parcel 1;
Thence South $00^{\circ}39'14''$ West along said Westerly line a distance of 32.28 feet to the point of beginning.

Assessor's Parcel No: 161-331-017