

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

738



FROM: Economic Development Agency

SUBMITTAL DATE:
February 18, 2016

SUBJECT: Resolution No. 2016-023 Making Responsible Agency CEQA Findings; Authorizing the Conveyance of 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 by Grant Deed, District 2, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2016-023 Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, Adopting a Mitigation Monitoring And Reporting Program, And Issuing Certain Limited Approvals for the Project; Authorizing the Conveyance of Fee and Easement Interests in Real Property;
2. Approve the Right of Way Acquisition Agreement between the County of Riverside and the City of Jurupa Valley and authorize the Chairman of the Board to execute the same on behalf of the County;

(Continued)

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:
Rohini Dasika
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 1, 2016
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: 02.09.16 3-36 | **District:** 2 | **Agenda Number:**

3-6

FORM APPROVED COUNTY COUNSEL
BY:
ANITA C. WILLIS
DATE: 12-21-15

Departmental Control

Department of Transportation and Land Management

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. 2016-023 Making Responsible Agency CEQA Findings; Authorizing the Conveyance of 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 by Grant Deed, District 2, [\$0]

DATE: February 18, 2016

PAGE: 2 of 3

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed to complete the conveyance of real property and this transaction;
4. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and
5. Direct the Clerk of the Board to file the attached Notice of Determination with the County Clerk for posting within five days of Board approval.

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 the county.

The County has been asked to convey the parcels of land to the City of Jurupa Valley (City) to facilitate the widening of Limonite Avenue. The County and the City desire to enter into a Right of Way Acquisition Agreement to provide the terms and conditions for this conveyance.

The proposed action consists of making certain limited approvals associated with the Limonite Avenue Widening from Etiwanda Avenue to Bain Street Project (Project). The County, as a CEQA responsible agency, would authorizing the conveyance of certain fee and easement interests in real property owned by the County, located in the City of Jurupa Valley, County of Riverside, State of California, identified with Assessor's Parcel Numbers 161-331-017 and 157-222-025 (Parcels), by Grant Deed to the City of Jurupa Valley to implement a portion of the Project. CEQA Guidelines Section 15096 requires the County, as a responsible agency, to consider the environmental documents adopted by the lead agency and make certain findings pursuant to State CEQA Guidelines Section 15091. As indicated in Resolution No. 2016-023, the County adopts the required findings and mitigation measures in its limited role as a responsible agency under CEQA. The proposed action is solely the conveyance of real property interests to the City of Jurupa Valley. The City of Jurupa Valley previously adopted an Initial Study/Mitigated Negative Declaration (SCH#1991012022) and Resolution No. 2014-23 on June 19, 2014 approving the project known as the Limonite Avenue Widening from Etiwanda Avenue to Bain Street Project.

Resolution No. 2016-023, the Right of Way Acquisition Agreement and the Grant Deed have 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 for the community.

(Continued)

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

Economic Development Agency

FORM 11: Resolution No. 2016-023 Making Responsible Agency CEQA Findings; Authorizing the Conveyance of 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 by Grant Deed, District 2, [\$0]

DATE: February 18, 2016

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

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

Attachments:

Resolution 2016-023

Right of Way Acquisition Agreement (4)

Grant Deed (2)

Notice of Exemption

Aerial Image

2
3 RESOLUTION NO. 2016-023

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF
5 THE COUNTY OF RIVERSIDE CONSIDERING THE MITIGATED NEGATIVE DECLARATION
6 FOR LIMONITE AVENUE WIDENING PROJECT ("PROJECT") MAKING RESPONSIBLE
7 AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT,
8 ADOPTING A MITIGATION MONITORING AND REPORTING PLAN, AND ISSUING CERTAIN
9 LIMITED APPROVALS FOR THE PROJECT BY AUTHORIZING THE CONVEYANCE OF FEE
10 AND EASEMENT INTERESTS IN REAL PROPERTY LOCATED IN THE CITY OF JURUPA
11 VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TO THE CITY OF JURUPA
12 VALLEY BY GRANT DEED

13 ASSESSOR'S PARCEL NUMBERS 161-331-017 AND 157-222-025

14 WHEREAS, the County of Riverside ("County") has been asked to issue certain limited approvals
15 for the City of Jurupa Valley's Limonite Avenue Widening Project, specifically including authorizing the
16 conveyance of certain fee and easement interests in real property owned by the County, located in the City
17 of Jurupa Valley, County of Riverside, State of California, identified with Assessor's Parcel Numbers
18 161-331-017 and 157-222-025 ("Parcels"), by Grant Deed to the City of Jurupa Valley; and

19 WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code
20 section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations section 15000
21 et seq.) ("CEQA") an Initial Study/Mitigated Negative Declaration ("MND") for the Limonite Avenue
22 Widening From Etiwanda Avenue to Bain Street Project ("Project") was previously prepared and adopted
23 by City of Jurupa Valley, as the CEQA lead agency, on June 19, 2014 (State Clearinghouse No.
24 1991012022; and

25 WHEREAS, the City of Jurupa Valley ("City") served as lead agency for the environmental
26 review and analysis of the Project pursuant to the requirements of CEQA; and

27 WHEREAS, the County has more limited approval and implementing authority over the Project
28 and thus serves only as a responsible agency for the Project pursuant to the requirements of CEQA; and

WHEREAS, the lead agency, at a noticed public meeting, reviewed and considered the MND, the
Initial Study, a Mitigation Monitoring and Reporting Program, the Project, all oral and written comments
received, and adopted the MND, made written findings, adopted a Mitigation Monitoring and Reporting
Program, and approved the Project; and

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* H. GUNZEL
DATE: 03-18-15
SYNTHIAN GUNZEL

1 Program, and approved the Project; and

2 WHEREAS, the County, as a responsible agency, has verified that the adopted MND adequately
3 analyzes the potential environmental impacts associated with the County's limited role as a responsible
4 agency in the implementation of the Project; and

5 WHEREAS, the County and the City concur that it would be in both parties best interest to convey
6 this parcel to the City of Jurupa Valley pursuant to the terms and conditions of that certain Right of Way
7 Acquisition Agreement; and

8 WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

9 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
10 Supervisors of the County of Riverside assembled in regular session on March 1, 2016, at 9:00 am or
11 soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County
12 Administrative Center, 4080 Lemon Street, Riverside, California, based upon the evidence and testimony
13 presented on the matter, both written and oral, including the MND, as it relates to the conveyance of the
14 Parcels, that:

15 1. Incorporation of Recitals. The above recitations constitute findings of the Board with
16 respect to the Leases and are incorporated herein.

17 2. Consideration of the MND and Adoption of Findings Regarding CEQA Compliance. As
18 the decision-making body for the County, and in the County's limited role as a responsible agency under
19 CEQA, the County has received, reviewed, and considered the information contained in the Mitigated
20 Negative Declaration for the Limonite Avenue Widening from Etiwanda Avenue to Bain Street Project,
21 the Initial Study, all comment letters, and other related documents. Based on this review, the Board finds
22 that, as to those potential environmental impacts within the County's powers and authorities as
23 responsible agency, that the MND for the Project contains a complete, objective, and accurate reporting of
24 those potential impacts and reflects the independent judgment and analysis of the County.

25 3. CEQA Findings on Environmental Impacts. In its limited role as a responsible agency
26 under CEQA, the County finds that there are no feasible alternatives to the Project which would avoid or
27 substantially lessen the Project's potentially significant environmental impacts but still achieve most of
28

1 the Project's objectives. The County further finds that the mitigation measures imposed by the lead
2 agency are sufficient to reduce all potentially significant impacts to a level of less than significant. As
3 such, the County concurs with the environmental findings adopted by the lead agency, which are attached
4 hereto as Attachment "1," and therefore the County adopts those findings as its own and incorporates
5 them herein.

6 4. Adoption of Mitigation Monitoring and Reporting Program. The County hereby approves
7 and adopts the Mitigation Monitoring and Reporting Program as it relates to the conveyance of the
8 Parcels prepared for the Project and approved by the lead agency, which is attached to the written findings
9 attached hereto as Attachment "1" and incorporated herein.

10 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that, as required by State
11 CEQA Guidelines section 15096 and in its limited role as responsible agency under CEQA, the Board
12 hereby approves the Project.

13 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by vote of the Board of
14 Supervisors of the County of Riverside, in regular session assembled on March 1, 2016, in the meeting
15 room of the Board of Supervisors of the County located on the 1st Floor of the County Administrative
16 Center, 4080 Lemon Street, Riverside, California, at or after 9:00 a.m., that this Board authorizes the
17 conveyance of the Property by Grant Deed to the City of Jurupa Valley the following described real
18 property: Certain real property located in the City of Jurupa Valley, County of Riverside, State of
19 California, identified with Assessor's Parcel Numbers 161-331-017 and 157-222-025, more particularly
20 described in Exhibit "A", Legal Description of the Parcels, attached hereto and thereby made a part hereof
21 pursuant to the terms and conditions in that certain Right of Way Acquisition Agreement between the
22 County and the City.

23 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board of Supervisors
24 approves the Right of Way Acquisition Agreement and authorizes the Chairman of the Board to execute
25 the same on behalf of the County of Riverside.

1 Governor's Office of Planning and Research within five (5) working days of the approval of the Project.

2 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the documents and
3 materials that constitute the record of proceedings on which these findings are based are located at the
4 office of the Clerk of the Board of Supervisors for the County of Riverside located at 4080 Lemon St.,
5 First Floor, Riverside, CA 92501.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board
7 shall sign this Resolution to attest and certify to the passage and adoption thereof.

8
9 ROLL CALL:

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

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

15 KECIA HARPER-IHEM, Clerk of said Board

16 By  _____
17 Deputy

Attachment "1"

Lead Agency's CEQA Findings and Mitigation Monitoring and Reporting Program

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FILED RIVERSIDE COUNTY

JUN 25 2014

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
[] County Clerk
County of: Riverside
Address: 2720 and 2724 Gateway Drive Riverside, California 92507

LARRY W. WARD, CLERK
From: M. Myers
Public Agency: City of Jurupa Valley
Address: 8304 Limonite Avenue, Suite M Jurupa Valley, California 92509
Contact: Michael D. Myers, P.E.
Phone: (951) 332-6464
Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1991012022
Project Title: Limonite Avenue Widening From Etiwanda Avenue to Bain Street Project
Project Applicant: City of Jurupa Valley
Project Location (include county): Along Limonite Ave. between Etiwanda Ave. and Bain St., in Jurupa Valley, CA

Project Description:
The City of Jurupa Valley proposes to widen Limonite Avenue between Etiwanda Avenue and Bain Street. The project is located within the City of Jurupa Valley in Riverside County and would widen Limonite Avenue from two lanes to four lanes. The project would tie into a four-lane section of Limonite Avenue just east of Etiwanda Avenue and transition back to a two-lane section just west of Bain Street.

County of Riverside
Neg Declaration/Ntc Determination
Filed per P.R.C. 21108
POSTER
JUN 25 2014

This is to advise that the City of Jurupa Valley has approved the above
[] Lead Agency or [] Responsible Agency
County of Riverside

described project on 6/19/14 and has made the following determinations regarding the above
(date)

- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
[] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Jurupa Valley, 8304 Limonite Avenue, Suite M, Jurupa Valley, California 92509

Signature (Public Agency): [Signature] Title: City Manager
Date: 6/24/14 Date Received for filing at OPR:

Exhibit "A"

Legal Description of the Parcels

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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:

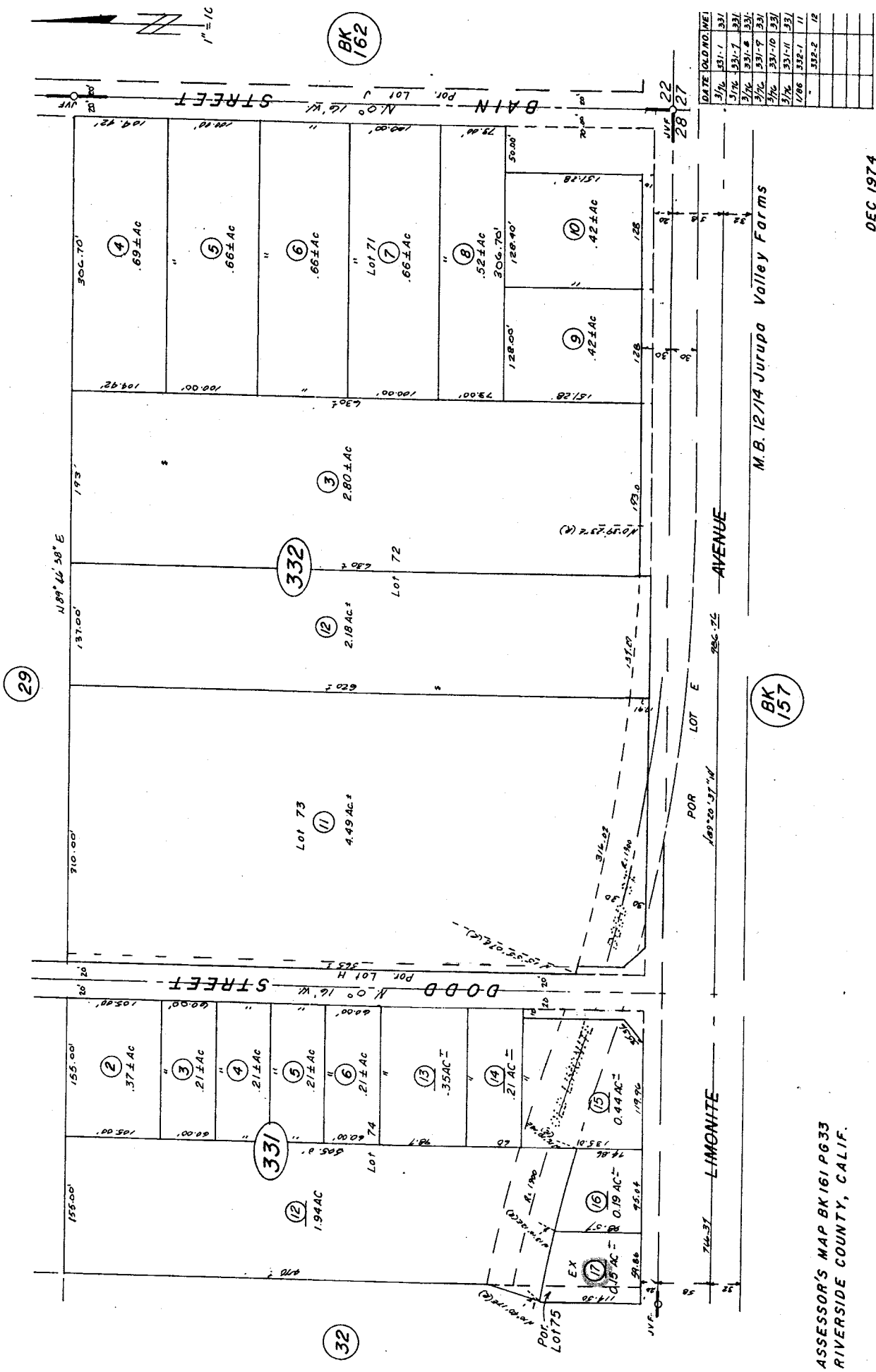
Beginning at a point in the Northerly line of said Lot 75, said point being the Southwest corner of Parcel 1 hereinabove described;
Thence North $89^{\circ}20'32''$ West along said Southerly line a distance of 78.96 feet;
Thence North $68^{\circ}25'11''$ East, a distance of 85.30 feet to the Westerly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

7-37-1
161-33

T.R.A. 099-095

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



DATE	OLD NO.	WEI
3/76	331-1	331
3/76	331-7	331
3/76	331-8	331
3/76	331-9	331
3/76	331-10	331
3/76	331-11	331
1/86	332-1	11
	332-2	12

M.B. 12/14 Jurupa Valley Farms

BK 157

BK 162

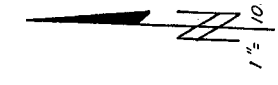
ASSESSOR'S MAP BK 161 PG 33
RIVERSIDE COUNTY, CALIF.

DEC 1974

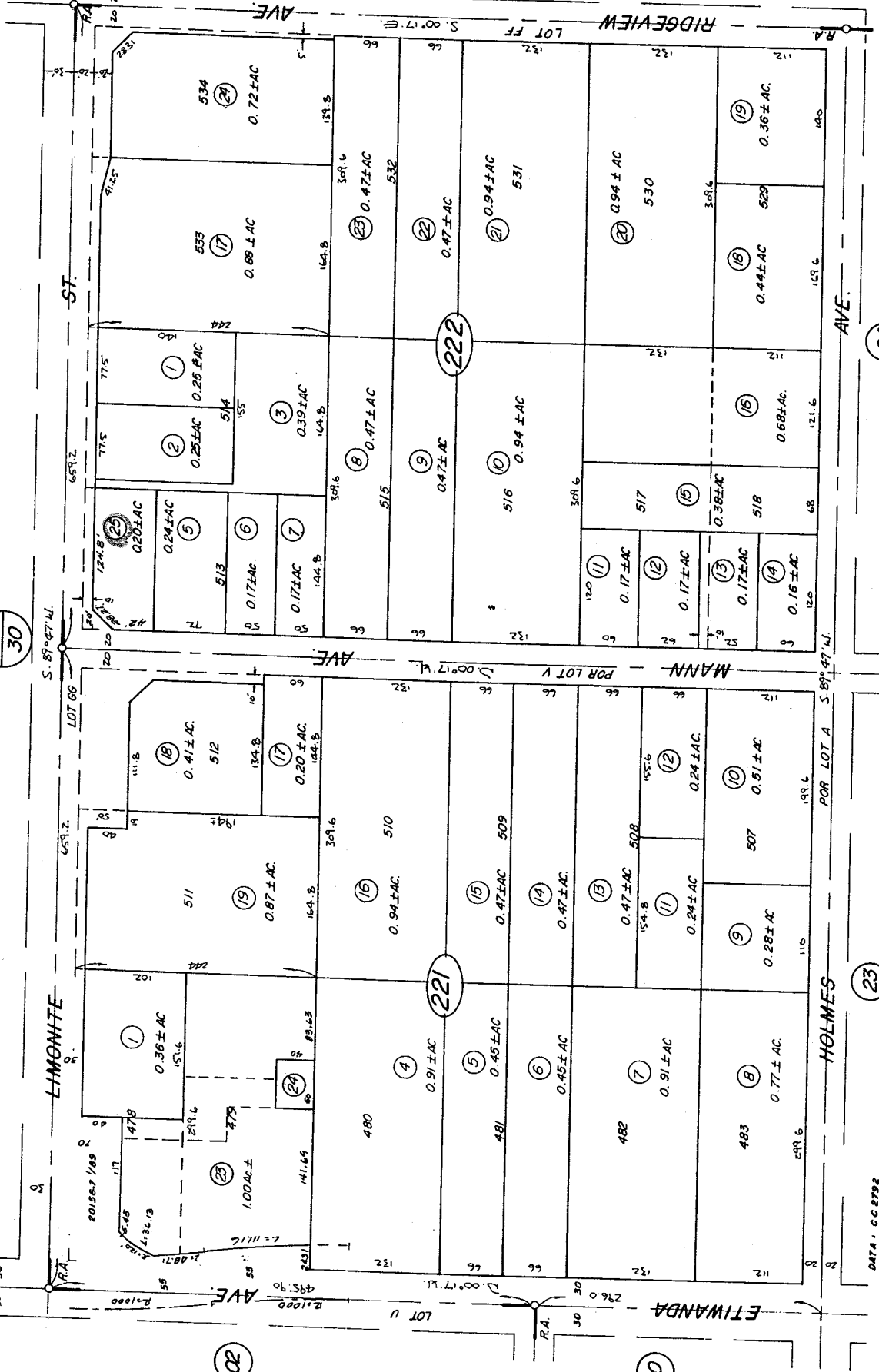
T.R.A. 099-095

POR. NW 1/4 SEC. 28 T.2S.R.6 W.

161
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THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATA: C.C. 8782

ASSESSOR'S MAP BK. 157 PG. 22
RIVERSIDE COUNTY, CALIF.

M.B. 13/76-77 Riverdale Acres

DEC. 1974

DATE	OLD NO	NEW
4/75	222-004	2
2-89	221-2	20
"	221-3	21
3/92	20, 21	221
5/96	221-22	23-4

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02

CLERK'S COPY

to Riverside County Clerk of the Board, Stop 1010
Post Office Box 1147, Riverside, Ca 92502-1147
Thank you.

PROJECT: Conveyance of Real Property -
Limonite Avenue Widening
APN(S): 161-331-017 & 157-222-025

RIGHT OF WAY ACQUISITION AGREEMENT

This Right of Way Acquisition Agreement, ("Agreement"), is made by and between the CITY OF JURUPA VALLEY, a municipal corporation, ("City") and the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("County"). City and County are sometimes collectively referred to below as "Parties."

RECITALS

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

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

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

WHEREAS, since the funds used to acquire Parcel B by the County was for transportation purposes and the purpose of the acquisition was associated with

MAR 01 2016 3-6

1 widening of Limonite Avenue, the County has determined that it is best suited for
2 Parcel B to be vested in favor of the City to further the City's road widening project; and

3 **WHEREAS**, County desires to convey to the City and the City desires to acquire
4 the Property for the purpose of widening the Limonite Avenue ("Project") as follows:
5 County will convey by Grant Deed in favor of City of Jurupa Valley certain fee and
6 easement interests in real property identified with Assessor's Parcel Numbers 161-331-
7 017 and 157-222-025, more particularly legally described in Exhibit "A", attached
8 hereto and by this reference incorporated herein; and

9 **WHEREAS**, the Project will improve capacity, circulation and enhance safety
10 when the City of Jurupa Valley widens Limonite Avenue from one to two lanes in each
11 direction from Bain Street to Etiwanda Avenue, constructs a painted median/two-way
12 turn lane in the center and changes the traffic signal at Limonite and Etiwanda
13 Avenues to allow all traffic moving east or west, including vehicles making left-turn
14 movements, to move at the same time;

15
16 **NOW, THEREFORE**, in consideration of the above Recitals, the obligations set
17 forth below, and for other valuable consideration, the receipt and sufficiency of which is
18 hereby acknowledged, the County and City mutually agree as follows:

19
20 **ARTICLE 1. AGREEMENT**

21
22 1. Recitals. All the above recitals are true and correct and by this reference
23 are incorporated herein.

24 2. Conveyance of Property.

25 A. The County agrees to convey to the City, and the City agrees to
26 accept from the County the Real Property interests "as-is" and will be implementing a
27 road widening project for the Public benefit, described herein.
28

1 B. City Obligations. If City determines to open an escrow in
2 connection with this transaction and obtain a CLTA Owner's Standard Coverage Police
3 of Title Insurance insuring the City's fee interest in the Property, the City will pay all
4 escrow, recording, and title insurance, incurred in this Transaction.

5 i. Should escrow be required, said escrow and recording
6 charges shall not include documentary transfer tax as County is exempt pursuant to
7 California Government Code section 6103 and California Revenue and Taxation Code
8 section 11922.

9 ii. City will deposit any and all documents consistent with this
10 Agreement as are reasonably required by Escrow Holder or otherwise to close escrow.

11 iii. City will pay to County Economic Development Agency
12 (EDA) the costs charged by EDA staff (which includes EDA staff, County Counsel staff
13 and others) for completing and reviewing documents necessary to obtain the Board of
14 Supervisors' approval for the conveyance of the Property to the City and for the costs
15 arising for the preparation and completion of a Categorical Exemption and other
16 reviews as County deems necessary. These costs shall not exceed Five Thousand
17 Dollars (\$5,000) and County shall provide an invoice to the City to the attention of the
18 City Manager. City shall pay the invoiced amount to County EDA within 45 days of the
19 County's submittal of the invoice to the City.

20 3. The County shall:

21 A. Provide the Grant Deed executed, acknowledged and delivered to
22 the City Clerk of the City, substantially in the form(s) attached hereto collectively as
23 Attachment "1" (Deeds) granting to the City the Property in fee and easement, free and
24 clear of all liens, encumbrances, easements, leases (recorded or unrecorded), and
25 taxes except those encumbrances and easements which, in the sole discretion of the
26 City, are acceptable.

27 B. The Property shall be conveyed "As Is".
28

1 **Article II. MISCELLANEOUS**

2 1. It is mutually understood and agreed by and between the Parties hereto that
3 the right of possession and use of the subject property by City, including the right to
4 remove and dispose of improvements, shall commence upon the execution of this
5 Agreement by the Parties.

6 2. This Agreement embodies all of the considerations agreed upon between the
7 City and County. This Agreement was obtained without coercion, promises other than
8 those provided herein, or threats of any kind whatsoever by or to either party.

9 3. The performance of this Agreement constitutes the entire consideration for
10 the acquisition of the Property and shall relieve the County of all further obligations or
11 claims pertaining to the acquisition of the Property or pertaining to the location, grade
12 or construction of the proposed public improvement.

13 4. This Agreement is made solely for the benefit of the Parties to this
14 Agreement and their respective successors and assigns, and is not intended to give
15 any other person or entity any rights to the Property or this Agreement.

16 5. This Agreement shall not be changed, modified, or amended except upon the
17 written consent of the Parties hereto.

18 6. This Agreement is the result of negotiations between the Parties and is
19 intended by the Parties to be a final expression of their understanding with respect to
20 the matters herein contained. This Agreement supersedes any and all other prior
21 agreements and understandings, oral or written, in connection therewith. No provision
22 contained herein shall be construed against the County solely because it prepared this
23 Agreement in its executed form.

24 7. This Agreement shall be governed by the laws of the State of California. Any
25 action at law or in equity brought by either of the Parties for the purpose of enforcing a
26 right or rights provided for by this Agreement shall be tried in a court of competent
27 jurisdiction in the County of Riverside, State of California, and the Parties hereby waive
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1 all provisions of law providing for a change of venue in such proceedings to any other
2 county.

3 8. This Agreement will be binding upon and inure to the benefit of the heirs,
4 executors, administrators, successors and assigns of the Parties hereto.

5 9. This Agreement may be signed in counterpart or duplicate copies, and any
6 signed counterpart or duplicate copy shall be equivalent to a signed original for all
7 purposes.

8 10. Each party has reviewed this Agreement and each has had the opportunity
9 to have its respective counsel and real estate advisors review and revise the
10 Agreement. Any rule of construction to the effect that ambiguities are to be resolved
11 against the drafting party will not apply in the interpretation of this Agreement or any
12 amendments or attachments thereto. In this Agreement the neuter gender includes the
13 feminine and masculine, and singular number includes the plural, and the words
14 "person" and "party" include corporation, partnership, firm, trust, or association
15 wherever the context so requires. The recitals and captions of the sections and
16 subsections of this Agreement are for convenience and reference only, and the works
17 contained therein will in no way be held to explain, modify, amplify or aid in the
18 interpretation, construction or meaning of the provisions of this Agreement.

19 11. It is mutually understood and agreed by and between the Parties hereto
20 that the right of possession and use of the subject property by City, including the right
21 to remove and dispose of improvements, shall commence upon the execution of this
22 Agreement by all Parties. The Purchase Price includes, but is not limited to, full
23 payment for such possession and use.

24 12. If any part, term or provision of this Agreement is held by a court of
25 competent jurisdiction to be illegal or in conflict with any law, the validity of the
26 remaining provisions will not be affected, and the rights and obligations of the Parties
27 will be construed and enforced as if this Agreement did not contain the particular part
28 term or provision held to be invalid.

1 13. The Attachments to this Agreement are incorporated herein by this
2 reference.

3 14. Each party will, wherever and as often as it is requested by the other party,
4 execute, acknowledge, and deliver, or cause to be executed, acknowledged, and
5 delivered, such further instruments and documents, including escrow instructions, as
6 may reasonably be necessary in order to complete the sale, conveyance, and transfer
7 herein provided and to do any and all other acts and to execute, acknowledge, and
8 deliver any and all documents as may be requested in order to carry out the intent and
9 purpose of this Agreement.

10
11 (SIGNATURES ON THE FOLLOWING PAGE)
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1 15. The Effective Date is the date on which this Agreement is approved and
2 fully executed by County and City as listed on the signature page of this Agreement.

3 **IN WITNESS WHEREOF**, the Parties have executed this Agreement the day
4 and year last below written.

5
6 COUNTY:
7 COUNTY OF RIVERSIDE, a political
8 subdivision of the State of California

CITY:
CITY OF JURUPA VALLEY, a
municipal corporation

9
10 By: John J. Benoit
11 John J. Benoit, Chairman
Board of Supervisors

By: Laura Roughton
Mayor

12 Dated: MAR 01 2016

Dated: Mar. 17, 2016

13
14 **ATTEST:**
15 Kecia Harper-Ihem
Clerk of the Board

Victoria Wasko, CMC
City Clerk

16 By: Kecia Harper-Ihem
17 Deputy

By: Victoria Wasko

18
19
20
21 **APPROVED AS TO FORM:**

22 Gregory P. Priamos
23 County Counsel

Richards, Watson & Gershon

24 By: Synthia M. Gunzel
25 Synthia M. Gunzel
26 Deputy County Counsel

By: Peter M. Thorson
Peter M. Thorson, City Attorney

27 JRF:tg/081715/251FM/17.511

S:\Real Property\TYPING\Docs-17.000 to 17.500\17.511

28

EXHIBIT "A"

LEGAL DESCRIPTION

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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

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

ATTACHMENT "1"

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LIMONITE AVENUE WIDENING PROJECT

APN 157-222-025 and 161-331-017



Legend

Notes
District 2

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... 8/13/2015 2:05:04 PM

© Riverside County TLMA GIS

Recorded at request of and return to:
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509

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/050715/251FM/17.547

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

PROJECT: LIMONITE AVENUE
WIDENING
APN(s): 157-222-025

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 CITY OF JURUPA VALLEY, a municipal corporation, 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

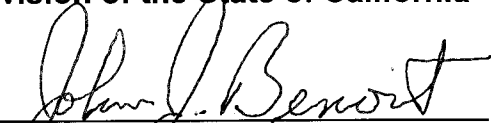
MAR 01 2016

36

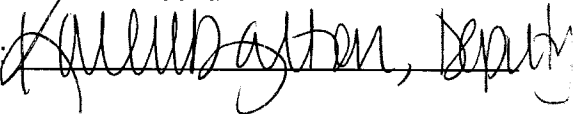
PROJECT: LIMONITE WIDENING
APN: 157-222-025

Dated: MAR 01 2016

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

By: 
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: , Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
Deputy County Counsel

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

Recorded at request of and return to:
City of Jurupa Valley
8930 Limonite Avenue
Jurupa Valley, California 92509

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/081715/251FM/17.708

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

PROJECT: LIMONITE AVENUE
WIDENING
APN(s): 161-331-017

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 CITY OF JURUPA VALLEY, a municipal corporation, the fee simple and easement interests in real property in the County of Riverside, State of California, as more particularly described as:

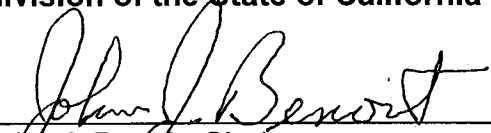
See Exhibit "A" attached hereto
and made a part hereof

MAR 01 2016 36

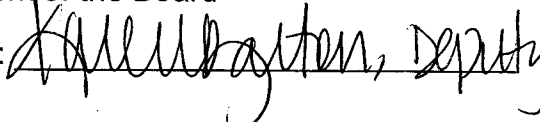
PROJECT: LIMONITE WIDENING
APN: 161-331-017

Dated: MAR 01 2016

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

By: 
John J. Benoit, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 
Kellie Bayton, Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

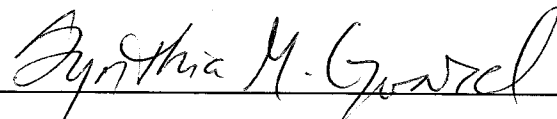
By: 
Deputy County Counsel

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°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°40'17" West through a central angle of 02°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°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°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°20'32" West along said Southerly line a distance of 78.96 feet;
Thence North 68°25'11" East, a distance of 85.30 feet to the Westerly line of said Parcel 1;
Thence South 00°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



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

3/2/16
Date

WJ
Initial

NOTICE OF EXEMPTION

November 24, 2015

Project Name: County of Riverside, Conveyance of Real Property to the City of Jurupa Valley

Project Number: FM0417200251

Project Location: Southeast corner of Mann and Limonite Avenues, Mira Loma, California; Assessor's Parcel Number (APN): 157-222-025; Lat.:33.9753, Long. -117.5207; APN: 161-331-01 7; Lat.: 33.9757, Long.: -117.5202 (See attached exhibits)

Description of Project: The County of Riverside (County) is the owner of land identified with APNs 157-222-025 and 161-331-017, located in the City of Jurupa Valley (City). The parcels are no longer needed for County use or purposes. Pursuant to Government Code Section 25365, the County may convey, quitclaim, or otherwise transfer to any special district or public agency within the county, any real property, or interest therein belonging to the County upon the terms and conditions as agreed if the property or interest therein to be conveyed is not required for County use. The County has been asked, and is willing, to convey the parcels of land to the City. The conveyance of the parcels does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require California Environmental Quality Act (CEQA) review from the City, acting as the appropriate lead agency, for any changes to these parcels of property. Any attempt at evaluating physical impacts related to future development at this time would be wholly speculative and would provide no meaningful input or analysis for consideration of the discretionary action by the County Board of Supervisors to convey the land to the City.

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; City of Jurupa Valley

Exempt Status: State CEQA Guidelines, 15061(b)(3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: 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 is the conveyance of real property that is no longer needed for the use by or purposes of the County. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in physical changes to the existing site. The potential indirect effects from subsequent unforeseeable development resulting from this conveyance would be analyzed as part of the City's obligation as a Lead Agency to provide full environmental review under CEQA. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed conveyance of real property will not have an effect on the environment and the mere transfer of ownership interests will not allow for any development, construction, or change of use that may create any future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

MAR 01 2016 3-10

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686 www.rivcoeda.org

- | | | | |
|-----------------------|------------------------|-------------------------------|-----------------------|
| Administration | Housing | Economic Development | Parking |
| Aviation | Housing Authority | Edward-Dean Museum | Project Management |
| Business Intelligence | Information Technology | Environmental Planning | Purchasing Group |
| Cultural Services | Maintenance | Fair & National Date Festival | Real Property |
| Community Services | Marketing | Foreign Trade | Redevelopment Agency |
| Custodial | | Graffiti Abatement | Workforce Development |

- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required.

With certainty, there is no possibility that the conveyance of this property may have a significant physical effect on the environment. The conveyance would be limited to the transfer of land from the County to the City and would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. The Project is merely the conveyance of existing property. The sites are located in an existing developed area in the City of Jurupa Valley. The conveyance of the property does not facilitate an increase in the intensity of use of the site. The conveyance of this property does not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing site. Any future activity or development on either parcel which had the potential to result in environmental impacts, would require further a future discretionary action by the City, and this action would provide a mechanism to trigger additional CEQA review. This review would occur under responsibility of the City acting as a lead agency. Any attempt at predicting future development and the resulting indirect effects would be wholly speculative at this time and without meaning; especially given that a mechanism is in place (a discretionary approval by the City) to ensure that future actions are fully evaluated under CEQA. Unforeseeable future development would be processed through the City and would be evaluated with more certainty when more details are known and meaningful public input could be received. Therefore, in no way, would the mere transfer of property between the County and the City, 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: 11/24/15

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Conveyance of Real Property to the City of Jurupa Valley

Accounting String: 524830-47220-7200400000- FM0417200251

DATE: November 24, 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: Mike Sullivan, 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) _____

**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

Prev. Agn. Ref.:

District: 2

Agenda Number:

3-36

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 12-21-15

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

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

RF:JVW:VC:VY:LGH:tg 251FM 17.507 12806 S:\Real Property\TYPING\Docs-17.500 to 17.999\17.507.doc

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.

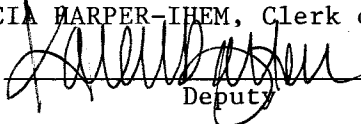
28 KECIA HARPER-IHEM, Clerk of said Board
By  Deputy

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



0

717

1,434 Feet



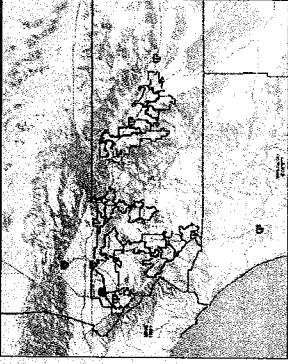
REPORT PRINTED ON... 1/28/2016 9:03:49 AM

© 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

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

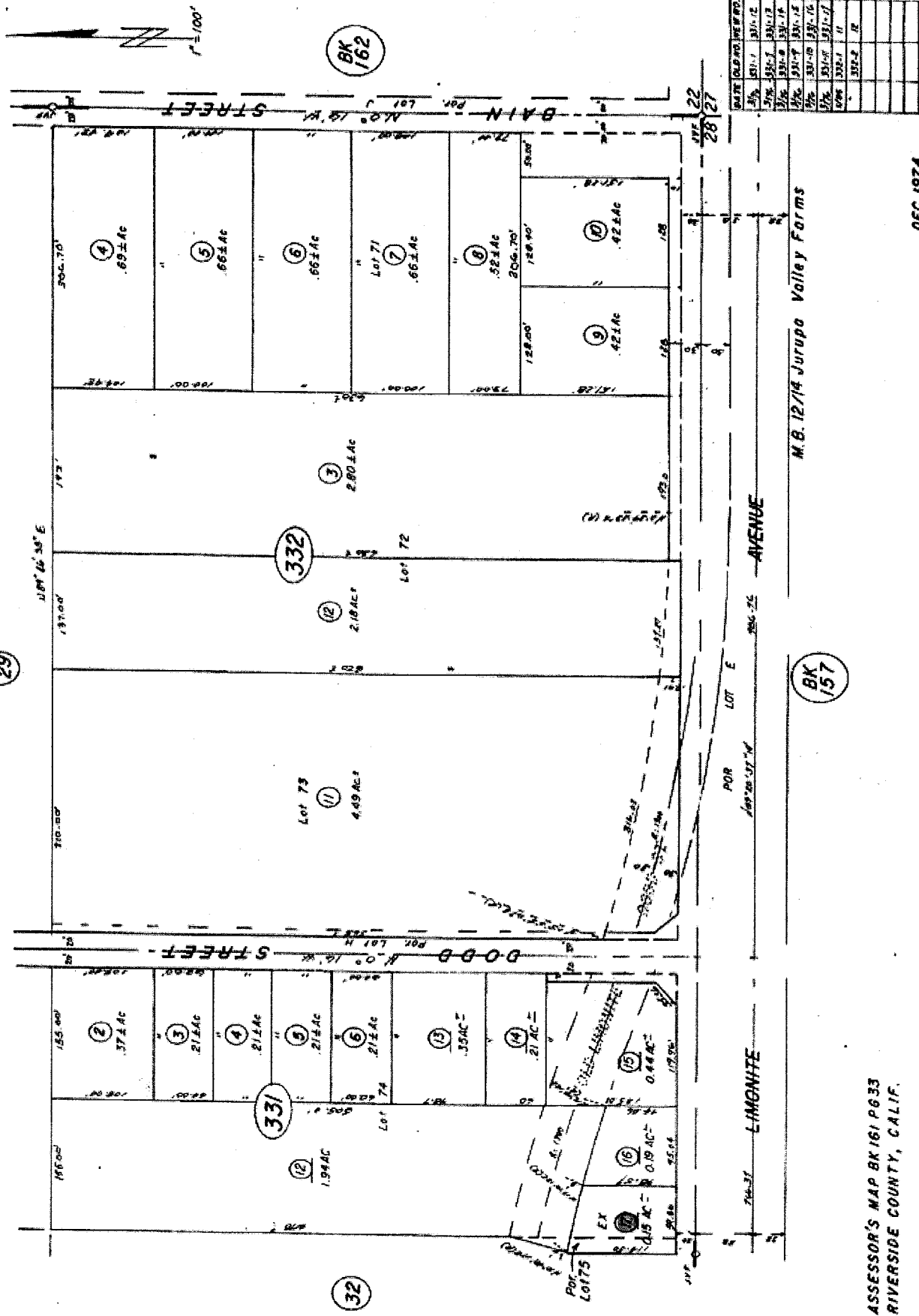


7-37-1
161-33

T.R.A. 099-095

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

29



BK 162

BK 157

M.B. 12/14 Jurupa Valley Farms

ASSESSOR'S MAP BK 161 P 633
RIVERSIDE COUNTY, CALIF.

DEC 1974

EXHIBIT "A"

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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"

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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



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

February 22, 2016

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

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

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. 2016-016

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday: February 26, 2016.**

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: Monday, February 22, 2016 5:00 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Res. 2016-016

Received for publication on Feb. 26. 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: 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****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Monday, February 22, 2016 4:49 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: Res. 2016-016

Notice of Public Meeting for publication on Friday, Feb. 26, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

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

Resolution No. 2016-016
Notice of Intention to Convey Fee Simple Interest in Real Property
Located in the City of Jurupa Valley, County of Riverside, California,
by Grant Deed
Assessor's Parcel Numbers 157-222-025 and 161-331-017

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

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

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

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

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

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

WHEREAS, the County of Riverside and the City of Jurupa Valley concur that it would be in both parties best interest to transfer Parcels A and B to the City of Jurupa Valley; 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 February 9, 2016, intends to convey on or after March 1, 2016 to the City of Jurupa Valley the following described real property: Certain real property located in the City of Jurupa Valley, County of Riverside, State of California, identified by Assessor's Parcel Numbers 161-331-017 and 157-222-025, more particularly described in the attached Exhibit "A" Legal Description respectively for Parcels A and B, attached hereto and thereby made a part hereof, by Grant Deed.

The Board of Supervisors will meet to conclude the proposed transaction on or after March 1, 2016, at 9:00 a.m. or 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, 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 February 9, 2016.

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.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to the 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: February 22, 2016

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

EXHIBIT "A"

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APN: 157-222-025

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Assessor's Parcel No: 161-331-017