

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



ITEM: 3.10
(ID # 11729)

MEETING DATE:
Tuesday, May 05, 2020

FROM: FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE DIVISION (FM-RED): Adoption of Resolution No. 2020-035, Authorization to Convey an Easement Interest in Real Property located in the Unincorporated Area of Riverside, County of Riverside (Portions of Assessor's Parcel Numbers 294-110-005 and 295-020-005) by Inundation Easement Deed to Meridian Park, LLC, District 1, [\$0] (4/5th Vote required) (Clerk to file the Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (c) - Existing Facilities, Section 15303 (d)(e) – Class 3 New Construction or Conversion of Small Structures, Section 15304 – Class 4 Minor Alterations to Land, Section 15311 – Class 11 Accessory Structures, and Section 15061 (b) (3) – Common Sense Exemption;
2. Adopt Resolution No. 2020-035, Authorization to Convey an Easement Interest in Real Property located in the Unincorporated Area of Riverside, County of Riverside (Portions of Assessor's Parcel Numbers 294-110-005, 295-020-005) by Inundation Easement Deed to Meridian Park, LLC;

ACTION: Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 3/23/2020


Matthew Aveling, Chief Sheriff's Dept. 4/22/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 5, 2020
xc: FM

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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STATE OF CALIFORNIA**

3. Approve the Inundation Easement Deed and Authorize the Chairman of the Board to execute the same on behalf of the County;
4. Authorize the Director of Facilities Management-Real Estate Division (FM-RED) to execute any documents related to this action; and
5. Authorize and direct the Clerk of the Board to file Notice of Exemption within five business days.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

On January 7, 2020, the Board of Supervisors approved Minute Order 3.7 to Adopt Resolution No. 2020-014, Notice of Intent to Convey Easement Interest in Real Property located in the unincorporated area of Riverside, County of Riverside to Meridian Park, LLC.

The APN's provided in the above Minute Order 3.7 contained a minor error and are correctly referenced in the present resolution and listed as follows: Assessor's Parcel Numbers 294-110-005 and 295-020-005.

The County, through its Sheriff's Department, operates the Ben Clark Public Safety Training Center (BCTC), a County owned property, located at 16791 Davis Avenue, Riverside, and provides enhanced training and educational opportunities for all emergency services including law enforcement, fire, custody, and emergency medical practitioners and emergency responders.

Recent development activity on properties adjacent to BCTC owned by Meridian Park, LLC, has created the need for storm water run-off improvements on the BCTC property to ensure that any storm water run-off potential effects to the BCTC are avoided to the greatest extent feasible.

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STATE OF CALIFORNIA**

A drainage study was completed by Albert A. Webb Associates which provided specific recommendations to install additional storm water infrastructure on the BCTC property to aid in accomplishing this goal.

Based on the recommendations in the study, it is proposed that the County convey an inundation easement interest to Meridian Park, LLC and the County will accept additional improvement in the form of the aforementioned storm water infrastructure from Meridian Park, LLC to manage the run-off from Meridian Park, LLC property.

The purpose of this Form 11 is for the County Board of Supervisors to Adopt Resolution No. 2020-035, A Resolution of the Board of Supervisors of the County of Riverside for Approval to Convey Easement Interest in Real Property associated with the aforementioned parcels by Easement Deed to Meridian Park, LLC for the purpose of requiring Meridian Park, LLC to install and maintain the the stormwater improvements on the BCTC property to ensure that any stormwater run-off potential effects to the BCTC are avoided to the greatest extent feasible.

Pursuant to the California Environmental Quality Act, the conveyance of the easement interests as herein described have been reviewed and determined to be exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (c) – Existing Facilities, Section 15303 (d)(e) – Class 3 New Construction or Conversion of Small Structures, Section 15304 – Class 4 Minor Alterations to Land, Section 15311 – Class 11 Accessory Structures, and Section 15061 (b)(3) – Common Sense Exemption.

Resolution No. 2020-035 has been reviewed and approved as to form by County Counsel.

Impact on Residences and Businesses

The Sheriff's Department and Cal Fire, County Fire Department operate training academies at the BCTC which provide law enforcement, fire, custody, and emergency medical and management training to public safety employees. These programs provide a tremendous benefit to the community. The proposed stormwater infrastructure will aid in maintaining a fully useable property for these programs.

SUPPLEMENTAL:

Additional Fiscal Information:


There is no additional net County cost associated with this project and no budget adjustment is required.

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Attachments:

- Inundation Easement Deed Agreement
- Resolution No. 2020-035 with Exhibit A
- Notice of Exemption

CC:ar/041420


Steven Atkeson 4/27/2020


Gregory F. Priamos, Director County Counsel 4/24/2020

2 Resolution No. 2020-035

3 Authorization to Convey an Easement Interest in Real
4 Property located in the Unincorporated area of Riverside,
5 County of Riverside (Portions of Assessor's Parcel Numbers
6 294-110-005, 295-020-005) by Inundation Easement Deed
7 to Meridian Park, LLC
8

9 WHEREAS, the County of Riverside ("County") owns approximately 374 acres of
10 property located at 16791 Davis Avenue, Riverside, California ("County Property");

11 WHEREAS, the County operates the Ben Clark Public Safety Training Center
12 ("BCTC") at the County Property;

13 WHEREAS, BCTC provides enhanced training and educational opportunities for
14 all emergency service providers including law enforcement, fire, custody, and emergency
15 medical practitioners;

16 WHEREAS, Meridian Park, LLC, ("Meridian") owns and controls the property
17 adjacent to the north and west of BCTC consisting of approximately 628 acres;

18 WHEREAS, Meridian added stormwater facilities to Meridian's property to
19 manage the rate and velocity at which stormwater enters the County Property;

20 WHEREAS, a drainage study was conducted by Albert A. Webb Associates,
21 which provided recommendations to install additional stormwater infrastructure to avoid
22 potential effects to County Property to the greatest extent feasible;

23 WHEREAS, both County and Meridian have coordinated regarding additional
24 stormwater improvements on County Property to manage the potential effects of run-off
25 from Meridian's property onto County Property; and

26 WHEREAS, the County plans to convey an Easement Interest in Real Property
27 located in the Unincorporated area of Riverside, County of Riverside, (portions of
28 Assessor's Parcel Numbers 294-110-005, 295-020-005 as set forth in the legal

FORWARD APPROVED COUNTY COUNSEL
BY: WESLEY W. STANFIELD
DATE: 4/24/2020

1 description attached as Exhibit "A") by Inundation Easement Deed to Meridian Park,
2 LLC;

3 WHEREAS, the Assessor's Parcel Numbers of 294-110-005 and 295-020-005,
4 are the true and correct Assessor's Parcel Numbers, having been revised and corrected;

5 WHERAS, the conveyance of the easement interests as herein described have
6 been reviewed and determined to be exempt from the California Environmental Quality
7 Act pursuant to State CEQA Guidelines Section 15301 (c) – Existing Facilities, Section
8 15303 (d)(e) – Class 3 New Construction or Conversion of Small Structures, Section
9 15304 – Class 4 Minor Alterations to Land, Section 15311 – Class 11 Accessory
10 Structures, and Section 15061 (b)(3) – Common Sense Exemption.

11 NOW, THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED that
12 the Board of Supervisors of the County of Riverside, California ("Board") in regular
13 session assembled on May 5, 2020 at 9:30 a.m., or soon thereafter, in the meeting room
14 of the Board of Supervisors located on the first floor of the County Administrative Center,
15 4080 Lemon Street, Riverside, California, that this Board finds that the conveyance is
16 exempt from the California Environmental Quality Act pursuant to State CEQA
17 Guidelines Section 15301 (c) – Existing Facilities, Section 15303 (d)(e) – Class 3 New
18 Construction or Conversion of Small Structures, Section 15304 – Class 4 Minor
19 Alterations to Land, Section 15311 – Class 11 Accessory Structures, and Section 15061
20 (b)(3) – Common Sense Exemption.

21 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the
22 Assessor's Parcel Numbers of 294-110-005 and 295-020-005, are the true and correct
23 Assessor Parcel Numbers, having been revised and corrected.

24 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Board
25 of Supervisors that this Board authorizes the conveyance of an easement interest in Real
26 Property located in the unincorporated area of Riverside, (Assessor's Parcel Numbers
27 294-110-005, 295-020-005) by Inundation Easement Deed to Meridian Park, LLC, as
28 described in Exhibit "A," attached hereto and by this reference incorporated herein.

1 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the
2 Chairman of the Board be authorized to execute the Inundation Easement Deed on
3 behalf of the County of Riverside.

4 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Director
5 of Facilities Management execute any other documents necessary to complete this
6 transaction.

7 BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Clerk of
8 the Board is hereby directed to file the Notice of Exemption with the County Clerk within
9 five (5) business days of approval.

10
11
12 ROLL CALL:

13 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
14 Nays: None
15 Absent: None

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

18 Kecia R. Harper, Clerk of said Board

19 By 
20 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

PARCEL 1

THOSE PORTIONS OF BLOCK 103 OF MAP OF THE ALESSANDRO TRACT ON FILE IN BOOK 6 AT PAGE 13, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA ALSO BEING A PORTION OF THE RIVERSIDE COUNTY SHERIFF'S PARCEL AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, SAID CORNER BEING THE CENTERLINE INTERSECTION OF MARIPOSA AVENUE AND BARTON ROAD AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 00°37'32" EAST ALONG THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 280.26 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID SHERIFF'S PARCEL;

THENCE SOUTH 89°10'16" EAST, ALONG SAID PROLONGATION AND NORTHERLY LINE OF SAID SHERIFF'S PARCEL, A DISTANCE OF 1359.58 FEET FOR **TRUE POINT OF BEGINNING**;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY LINE;

1) SOUTH 89°10'16" EAST, A DISTANCE OF 424.55 FEET;

2) NORTH 00°49'44" EAST, A DISTANCE OF 50.82 FEET;

THENCE NORTH 78°15'38" EAST, A DISTANCE OF 319.20 FEET;

THENCE SOUTH 5°40'23" EAST, A DISTANCE OF 397.69 FEET;

THENCE NORTH 89°13'32" WEST, A DISTANCE OF 268.49 FEET;

THENCE SOUTH 1°31'25" WEST, A DISTANCE OF 167.17 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 26.02 FEET.

THENCE NORTH 22°59'11" WEST, A DISTANCE OF 94.73 FEET.

1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

THENCE NORTH 64°11'25" WEST, A DISTANCE OF 492.41 FEET;

THENCE NORTH 00°49'44" EAST, A DISTANCE OF 148.02 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.44 ACRES, MORE OR LESS.

PARCEL 2

THAT PORTION OF THE RIVERSIDE COUNTY SHERIFF'S PARCEL AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEING THE CENTERLINE INTERSECTION OF NANDINA AVENUE (30.00 FOOT IN NORTHERLY HALFWIDTH) AND BARTON ROAD (44.00 FOOT EASTERLY HALFWIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 89°41'53" EAST ALONG THE CENTERLINE OF SAID NANDIAN AVENUE, A DISTANCE OF 2665.63 FEET TO THE CENTER OF SAID SECTION 33;

THENCE NORTH 00°57'39" EAST ALONG THE SOUTHERLY PROLONGATION AND EASTERLY LINE OF SAID SHERIFF'S PARCEL, A DISTANCE OF 1037.00 FEET FOR TRUE POINT OF BEGINNING;

THENCE NORTH 89°02'21" WEST, A DISTANCE OF 158.60 FEET;

THENCE NORTH 55°36'22" WEST, A DISTANCE OF 338.14 FEET;

THENCE NORTH 12°17'40" WEST, A DISTANCE OF 293.24 FEET;

THENCE NORTH 41°05'39" EAST, A DISTANCE OF 105.30 FEET;

THENCE SOUTH 41°49'46" EAST, A DISTANCE OF 183.31 FEET;

THENCE SOUTH 72°41'19" EAST, A DISTANCE OF 328.92 FEET TO A POINT ON THE EASTERLY LINE OF SAID SHERIFF'S PARCEL;

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

THENCE ALONG SAID EASTERLY LINE SOUTH 00°57'39" EAST, A DISTANCE OF 325.12 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.76 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS TAKEN FROM DATA SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



MICHAEL E. JOHNSON, L.S. 7673

3/18/2020
DATE



PREPARED BY: ALR
CHECKED BY: MJ

County of Riverside
Facilities Management
3403 10th Street, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY	
Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.	
5/10/2020 Date	EB Initial

NOTICE OF EXEMPTION

March 3, 2020

Project Name: BCTC Resolution to Convey Inundation Easement to Meridian Park, LLC, County of Riverside

Project Number: FM0412500011

Project Location: 16791 Davis Avenue, south of Van Buren Boulevard, Assessor's Parcel Number (APN) 294-110-005, 295-020-005, Riverside, 92518

Description of Project: The County of Riverside (County) owns approximately 180 acres of property located at 16791 Davis Avenue, in Riverside, California where the Ben Clark Public Safety Training Center (BCTC) operates. BCTC is responsible for enhanced training and educational opportunities for all emergency service providers including law enforcement, fire, custody and emergency medical practitioners. The March Business Center Specific Plan South Campus, is a development project underway adjacent to the north and west of BCTC, consisting of approximately 628 acres. The Lewis Group of Companies and Waypoint Property Group, in a venture named Meridian Park, LLC (Meridian), acquired the development rights and became the Master Developer in late 2015. During the planning and development of Meridian, both parties coordinated regarding the stormwater improvements that were included on site and the potential effects of run-off onto BCTC. As part of this coordination, a drainage study was conducted by Webb Associates. Based on the results of the study, the County is requiring that Meridian Park, LLC install additional stormwater infrastructure to avoid potential effects to BCTC to the greatest extent feasible. In order to limit the effects on BCTC, the County will accommodate the additional stormwater infrastructure on BCTC property. Therefore, the County (Grantor) is proposing to grant an Inundation Easement to Meridian Park, LLC (Grantee) for the installation and operation of stormwater infrastructure as identified in the Webb Associates drainage study. On January 7, 2020 the Board of Supervisors approved Minute Order 3.7 to Adopt Resolution No. 2020-014, Notice of Intent to Convey Easement Interest in Real Property. The next process is for the County Board of Supervisors to adopt a resolution to Convey Fee Simple Interest in Real Property. The approval of the Resolution will result in the execution of the inundation easement which will allow for the Grantee to construct and maintain stormwater management facilities on BCTC property and is identified as the proposed project under the California Environmental Quality Act (CEQA). The approval of the resolution to convey the easement is limited to a contractual agreement, will not result in any direct effects on the environment. The indirect effects of the approval of the resolution for the granting of the inundation easement would result in the construction and operation of stormwater management infrastructure which will also not result in any significant impacts.

Name of Public Agency Approving Project: County of Riverside

Name of Person or Agency Carrying Out Project: County of Riverside, Facilities Management

MAY 05 2020

3.10

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15303 New Construction or Conversion of Small Structures, Section 15304 Minor Alterations to Land, Section 15311 Accessory Structures, Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under California Code of Federal Regulations, Title 14, Chapter 3, Articles 5 and 19, Sections 15061 and 15300 to 15311.

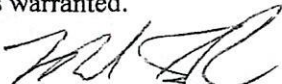
Reasons Why Project is Exempt: The proposed project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor does the project involve any unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. The approval of the resolution to grant the Inundation Easement would have no direct effects on the environment and the indirect effects would result in continuing use of the site in a similar capacity. No significant environmental impacts would occur with the approval of the resolution to grant the Inundation Easement to Meridian Park, LLC.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the granting of an Inundation Easement for to allow for the continued use of an existing facility. The additional stormwater improvements to be implemented on the BCTC site as an indirect result of the approval of the resolution to grant the easement would not result in significant physical effects, as the additional drainage infrastructure will have substantially the same purpose of use and capacity as the previously approved drainage infrastructure and is being supplemented to avoid any potential impacts to the existing BCTC campus. Therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15303 (d)(e) –Class 3 New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, including but not limited to (d) water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction and (e) accessory structures including garages, carports, patios, swimming pools, and fences. The additional stormwater improvements to be implemented on the BCTC site as an indirect result of the Inundation Easement would be an extension of the approved stormwater system at the Meridian site, and would be appurtenant to that development and minor in nature. The proposed stormwater improvements would be within the existing BCTC campus and would be consistent with the existing land use. No additional capacity would be created by the improvements, as the project would be limited to ensuring the protection of existing facilities at BCTC. Therefore, the project is exempt as the project meets the scope and intent of the Class 3 Categorical Exemption identified in Section 15303, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15304 – Class 4 Minor Alterations to Land Exemption:** This categorical exemption includes minor alterations in the condition of the land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. The vacant areas where the stormwater improvements will occur on BCTC do not contain trees or other sensitive habitat. The primary area for the improvements that would come as a result of the Inundation Easement are in an isolated area of BCTC, between the adjacent industrial development and the main roadway providing access to the west end of the BCTC campus. The stormwater improvements at BCTC would result in the implementation of a basin and conveyance infrastructure which would connect to the existing outflow stormwater infrastructure and slow down the flow of water, to limit and potential flooding onto the roadways which could potentially affect water quality.

The implementation of the improvements are minor in nature, and would supplement the previously approved stormwater infrastructure on the Meridian site. Therefore, the project is exempt as the project meets the scope and intent of the Class 4 Exemption identified in Section 15304, Article 19, Categorical Exemptions of the CEQA Guidelines.

- **Section 15311 – Class 11 Accessory Structures Exemption:** This categorical exemption includes the construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. The additional stormwater improvements that would be implemented on the BCTC site would be supplemental infrastructure to the previously approved and design stormwater system for the Meridian Park project. The improvements would be minor and size and relative scope to the main stormwater improvements on the Meridian site, and would be limited to a basin and conveyance facilities to control the volume and flow of water from the adjacent industrial development through the BCTC site. Therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **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 project may have a significant effect on the environment. The proposed execution of the Inundation Easement and provision of additional stormwater infrastructure to protect BCTC operations will not result in any direct or indirect physical environmental impacts. The construction of the Meridian project and associated stormwater infrastructure was previously approved in a previous Environmental Impact Report. During advance design, it was determined that additional stormwater infrastructure could further reduce any potential effects to operations at BCTC. Construction of the stormwater infrastructure would occur on a small footprint of vacant land and would not require the import or export of soil. The use and operation of the stormwater infrastructure provided at the Ben Clark Training Center will be substantially similar to the previously approved Meridian project and associated stormwater improvements and will provide additional protection that will further reduce any potential environmental impacts related to flooding and water quality. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 3/3/20
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Ben Clark Training Center Resolution to Convey Inundation Easement to Meridian Park, LLC, County of Riverside

Accounting String: 524830-47220-7200400000- FM0412500011

DATE: March 3, 2020

AGENCY: Riverside County Facilities Management

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, Facilities Management**

Signature: 

PRESENTED BY: **Cindy Campos, Senior Real Property Agent, Facilities Management**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3403 10th Street, Riverside, CA 92501

Date: March 3, 2020

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: **County of Riverside Facilities Management Project # FM0412500011**
Ben Clark Training Center Inundation Easement with Meridian Park, LLC,
County of Riverside

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,
Facilities Management,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Attention: _____

Recording Fee: Exempt pursuant to
Government Code §§ 6103 and 27383

[SPACE ABOVE FOR RECORDER'S USE ONLY]
The undersigned Grantor(s) declare(s)
Documentary Transfer Tax: \$NONE
See Revenue & Taxation 11922 and Gov. Code 6103

APN: 294-110-005,295-020-005

INUNDATION EASEMENT DEED

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **THE COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("Grantor") hereby grants to MERIDIAN PARK, LLC, a Delaware limited liability company ("Grantee"), a non-exclusive easement ("Inundation Easement") to allow increased flows and volume of stormwater to occur on the Inundation Easement portion of the Property located in the County of Riverside, State of California, described on Exhibit "A" and shown on Exhibit "B" attached hereto and incorporated by this reference (the "Property"). Said increase in flows and volume is detailed within the Meridian South/Ben Clark Drainage Analysis (Joseph Caldwell, P.E., Albert A. Webb Associates, *W.O. 17-0139*; December 7, 2017).

This Inundation Easement is dated as of May 5, 2020, (the "Effective Date"), and is subject to the following conditions:

1. **Stormwater Improvements:** The Grantee, at its sole expense, shall construct and maintain additional stormwater management facilities (the "Facilities") on the Property as reasonably determined necessary by the Grantor and Grantee to ensure geomorphic stability and 100-year flood conveyance, as well as addressing potential downstream stormwater impacts in accordance with plans (the "Plans") approved by Grantor and Grantee attached hereto as Exhibit "C" and incorporated herein by this reference. The construction of the Facilities shall be completed in accordance with the stormwater improvement project schedule attached hereto as Exhibit "D" and by this reference

-1-

1174963.10/OC
225255-00393/4-23-20/dme/dme

MAY 05 2020 3.10

incorporated herein. Grantee, at its sole expense, shall be responsible for the regular maintenance and repair of the Facilities for a period of two (2) years after the date of substantial completion of the Facilities (which shall be established by the mutual agreement of Grantor and Grantee) and shall provide Grantor with a performance bond for the performance of such regular maintenance and repair obligations. After such two (2) year period, Grantor, at its sole expense, shall regularly maintain and repair the Facilities to ensure maximum stormwater flows are maintained at, or below, the existing pre-developed hydrological flow characteristics. While this Inundation Easement remains in effect, Grantee shall not construct temporary or permanent improvements on the Property that obstructs or partially obstructs stormwater flows on the Property without prior written notice and agreement on the part of the Grantor. Grantor, at its sole expense and upon providing Grantee with no less than ninety (90) days prior written notice, may relocate or expand the Facilities if, in the opinion of the Grantor, the Facilities interfere with the present or future proposed uses of the Property.

2. **Running With the Land; Property Subject to Inundation Easement:** This Inundation Easement shall remain in full force and effect, and all of the Property shall be subject to the Inundation Easement. It is intended and determined that the provisions of this Inundation Easement shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any portion thereof. Each, and all, of the limitations, easements, obligations, covenants, conditions, and restrictions contained herein shall be deemed to be, and shall be construed as, equitable servitudes, enforceable against any of the owners of any of the Property subject to this Inundation Easement. Notwithstanding anything herein to the contrary, (a) all of Grantee's obligations under this Inundation Easement shall terminate if Grantor modifies or changes the Facilities in any material way, and (b) all of Grantee's obligations under this Inundation Easement shall terminate two (2) years from the Effective Date.
3. **Indemnification:** Grantee shall indemnify and hold harmless the County of Riverside, its Agencies, Districts, Special Districts and Departments, their respective directors, officers, Board of Supervisors, elected and appointed officials, employees, agents and representatives (individually and collectively hereinafter referred to as "Indemnitees") from any liability, claim, damage, or action whatsoever, including but not limited to claims arising from property damage, bodily injury, or death, suffered by such Indemnitees due to Grantee's failure to (a) construct the Facilities in accordance with the Plans (b) satisfy its obligations arising out of this Inundation Easement and/or (c) repair and maintain the Facilities in accordance with this Inundation Easement. Grantor shall indemnify and hold harmless Grantee, and its agents, officers and employees from any liability, claim, damage, or action whatsoever, suffered by Grantee due to Grantor's failure to (a) satisfy its obligations arising out of this Inundation Easement and/or (b) repair and maintain the Facilities in accordance with this Inundation Easement. With respect to any action or claim subject to indemnification herein by either party (the "Indemnitor"), the Indemnitor shall, at its sole cost, have the right to use counsel of its own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of the other party (; provided, however, that any such adjustment, settlement, or compromise in no manner whatsoever limits or circumscribes the Indemnitor's

indemnification of the Indemnitee. The Indemnitor's obligations hereunder shall be satisfied when the Indemnitor has provided to the Indemnitee the appropriate form of release or dismissal (or similar document) relieving the Indemnitee from any liability for the action or claim involved. The Indemnitee agrees to promptly notify the Indemnitor of any claim by a third party or any incident or event that may give rise to a claim arising from, or related to, this Inundation Easement. In the event there is conflict between this clause and California Civil Code section 2782, this clause shall be interpreted to comply with Section 2782. Such interpretation shall not relieve the Indemnitor from indemnifying the Indemnitee to the fullest extent allowed by law.

4. **Entire Agreement:** This Inundation Easement contains the entire agreement between the Grantor and Grantee relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force or effect except in a subsequent modification in writing, signed by the party to be charged. This Inundation Easement may be modified only in writing by the parties hereto.
5. **Severability.** The invalidity or unenforceability of any provision of this Inundation Easement shall in no way affect the validity or enforceability of any other provision hereof.
6. **Attorneys' Fees.** If any dispute arises out of or relates to this Inundation Easement, the prevailing party shall recover all of such party's attorneys' fees and costs (including, without limitation, expert witness fees and costs) incurred in each and every such dispute, including, without limitation, any and all appeals or petitions therefrom and any and all post-judgment and/or collection activity.
7. **Authority to Execute.** The individuals executing this Inundation Easement each represent and warrant that they have the legal authority, right and power to bind their respective parties to the terms and conditions hereof.
8. **Venue.** The existence, validity, construction, operation, and effect of this Inundation Easement and all of its terms and provisions shall be determined in accordance with the laws of the State of California. Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Inundation Easement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

[SIGNATURES APPEAR ON NEXT PAGE]

Grantor and Grantee hereto agree to the aforementioned terms and conditions of this Inundation Easement.

Dated: May 5, 2020

GRANTOR:

COUNTY OF RIVERSIDE

By: V. M. Perez
V. Manuel Perez
Chairman, Board of Supervisors

ATTEST:
Kecia R. Harper
Clerk of the Board

By: Kecia R. Harper
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: Wesley W. Stanfield
Wesley W. Stanfield
Deputy County Counsel


GRANTEE:

MERIDIAN PARK, LLC,
a Delaware limited liability company

By: Meridian Park Holdings, LLC,
a Delaware limited liability company
its Sole Member

By: WPG Meridian Park, LLC,
a California limited liability company
its Managing Member

By: Waypoint Property Group,
a Delaware limited liability company
its Managing Member

By: 
Name: DAVID O. TUM
Title: PRESIDENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 } §
COUNTY OF RIVERSIDE }

On May 5, 2020, before me, Karen Barton, Deputy Clerk of the Board, personally appeared V. Manuel Perez, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia R. Harper
Clerk of the Board of Supervisors

By: Karen Barton
 Deputy Clerk

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

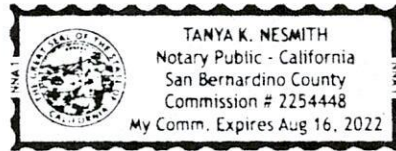
State of California)
County of San Bernardino)

On April 28, 2020, before me, Tanya K. Nesmith,
Notary Public, personally appeared David O. Team, who proved to me
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tanya Nesmith



(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"

-1-

1174963.10/OC
225255-00393/4-23-20/dme/dme

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

PARCEL 1

THOSE PORTIONS OF BLOCK 103 OF MAP OF THE ALESSANDRO TRACT ON FILE IN BOOK 6 AT PAGE 13, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA ALSO BEING A PORTION OF THE RIVERSIDE COUNTY SHERIFF'S PARCEL AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, SAID CORNER BEING THE CENTERLINE INTERSECTION OF MARIPOSA AVENUE AND BARTON ROAD AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 00°37'32" EAST ALONG THE WESTERLY LINE OF SAID SECTION 28, A DISTANCE OF 280.26 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID SHERIFF'S PARCEL;

THENCE SOUTH 89°10'16" EAST, ALONG SAID PROLONGATION AND NORTHERLY LINE OF SAID SHERIFF'S PARCEL, A DISTANCE OF 1359.58 FEET FOR **TRUE POINT OF BEGINNING**;

THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY LINE;

1) SOUTH 89°10'16" EAST, A DISTANCE OF 424.55 FEET;

2) NORTH 00°49'44" EAST, A DISTANCE OF 50.82 FEET;

THENCE NORTH 78°15'38" EAST, A DISTANCE OF 319.20 FEET;

THENCE SOUTH 5°40'23" EAST, A DISTANCE OF 397.69 FEET;

THENCE NORTH 89°13'32" WEST, A DISTANCE OF 268.49 FEET;

THENCE SOUTH 1°31'25" WEST, A DISTANCE OF 167.17 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 26.02 FEET.

THENCE NORTH 22°59'11" WEST, A DISTANCE OF 94.73 FEET.

1 OF 2

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

THENCE NORTH 64°11'25" WEST, A DISTANCE OF 492.41 FEET;

THENCE NORTH 00°49'44" EAST, A DISTANCE OF 148.02 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.44 ACRES, MORE OR LESS.

PARCEL 2

THAT PORTION OF THE RIVERSIDE COUNTY SHERIFF'S PARCEL AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEING THE CENTERLINE INTERSECTION OF NANDINA AVENUE (30.00 FOOT IN NORTHERLY HALFWIDTH) AND BARTON ROAD (44.00 FOOT EASTERLY HALFWIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 89°41'53" EAST ALONG THE CENTERLINE OF SAID NANDIAN AVENUE, A DISTANCE OF 2665.63 FEET TO THE CENTER OF SAID SECTION 33;

THENCE NORTH 00°57'39" EAST ALONG THE SOUTHERLY PROLONGATION AND EASTERLY LINE OF SAID SHERIFF'S PARCEL, A DISTANCE OF 1037.00 FEET FOR TRUE POINT OF BEGINNING;

THENCE NORTH 89°02'21" WEST, A DISTANCE OF 158.60 FEET;

THENCE NORTH 55°36'22" WEST, A DISTANCE OF 338.14 FEET;

THENCE NORTH 12°17'40" WEST, A DISTANCE OF 293.24 FEET;

THENCE NORTH 41°05'39" EAST, A DISTANCE OF 105.30 FEET;

THENCE SOUTH 41°49'46" EAST, A DISTANCE OF 183.31 FEET;

THENCE SOUTH 72°41'19" EAST, A DISTANCE OF 328.92 FEET TO A POINT ON THE EASTERLY LINE OF SAID SHERIFF'S PARCEL;

2 OF 3

EXHIBIT "A"
LEGAL DESCRIPTION
DRAINAGE EASEMENT

THENCE ALONG SAID EASTERLY LINE SOUTH 00°57'39" EAST, A DISTANCE OF 325.12 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 3.76 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED LEGAL DESCRIPTION IS TAKEN FROM DATA SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN BOOK 108 OF RECORDS OF SURVEY AT PAGES 9 THROUGH 12 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION



MICHAEL E. JOHNSON, L.S. 7673

3/18/2020

DATE



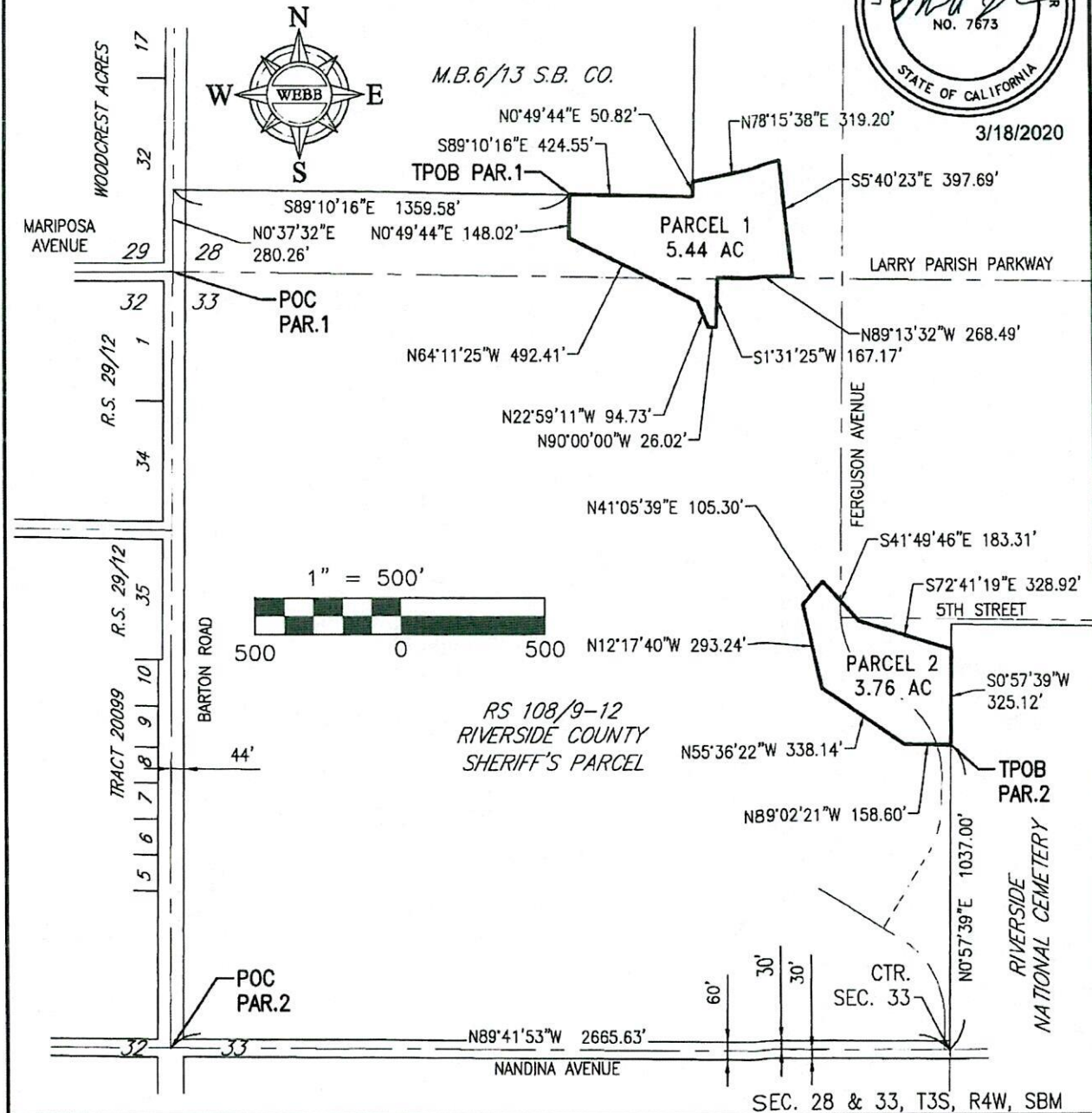
PREPARED BY: ALR
CHECKED BY: MJ

EXHIBIT "B"
DEPICTION OF PROPERTY

EXHIBIT "B"
-1-

1174963.10/OC
225255-00393/4-23-20/dme/dme

EXHIBIT "B" DRAINAGE EASEMENT



ALBERT A. WEBB ASSOCIATES

RIVERSIDE COUNTY, STATE OF CALIFORNIA

H:\2020\20-0061\DRAWINGS\11-PPING\LEGALS & PLATS\20-0061_PLAT.dwg 3/26/2020 9:15 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 1

W.O. 20-0061

SCALE: 1"=500'

DRWN BY ALR
CHKD BY MJ

DATE 3/11/2020
DATE 3/11/2020

SUBJECT: DRAINAGE EASEMENTS

EXHIBIT "C"

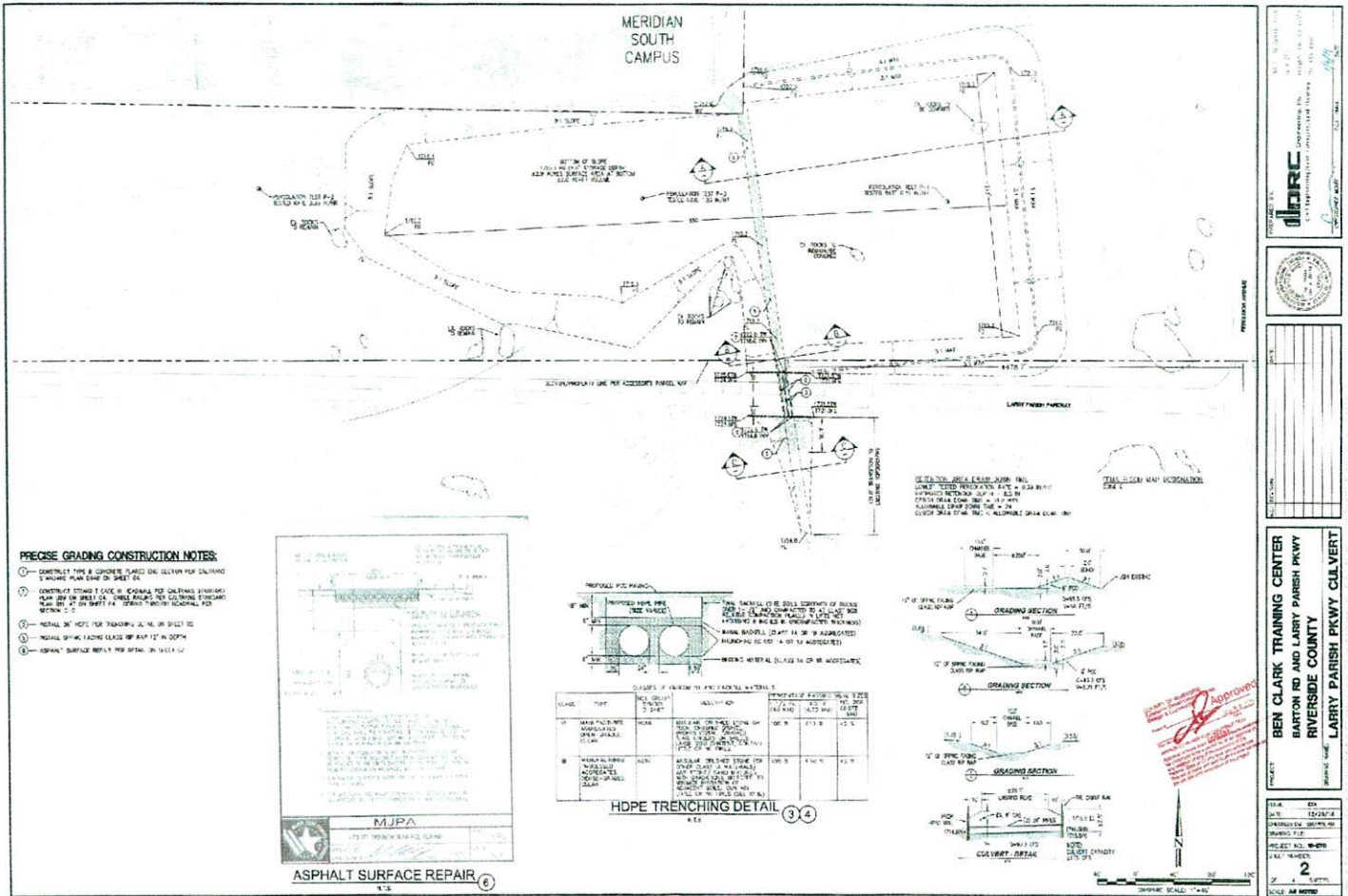
STORMWATER IMPROVEMENT FACILITIES PLANS

EXHIBIT "C"

-1-

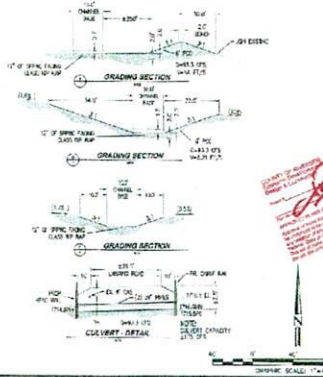
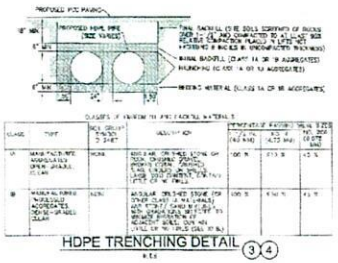
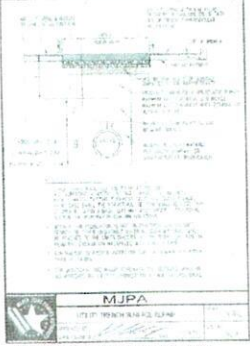
1174963.10/OC
225255-00393/4-23-20/dme/dme

Exhibit "C"



PRECISE GRADING CONSTRUCTION NOTES

1. CONTROL POINTS & CORNER POINTS ON ALL LINES FOR GRADING TO BE SHOWN FROM STATE OF MISSISSIPPI
2. CONTROL POINTS & CORNER POINTS ON ALL LINES FOR GRADING TO BE SHOWN FROM STATE OF MISSISSIPPI
3. INSTALL 30' HOLE FOR TRENCHING 1/4" IN DIAMETER
4. INSTALL 30' HOLE FOR TRENCHING 1/4" IN DIAMETER
5. ASPHALT SURFACE REPAIR PER DETAIL 3-4

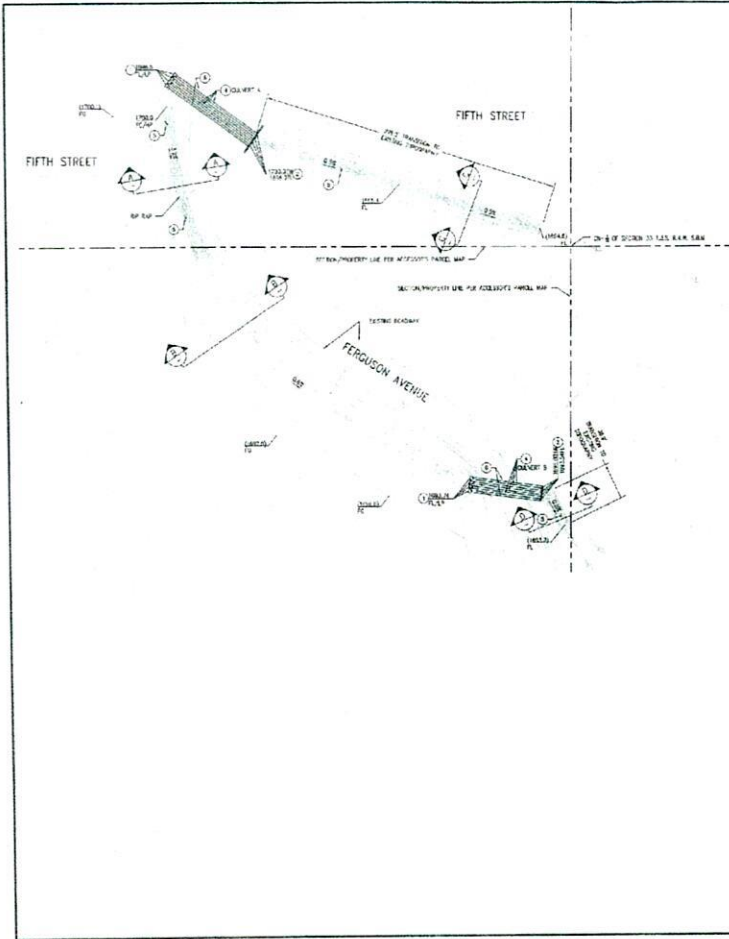


dlarc
 ENGINEERS, ARCHITECTS & SURVEYORS
 1000 N. GULF BLVD., SUITE 100
 METairie, LA 70002
 PHONE: 833-222-7444
 FAX: 504-885-7444

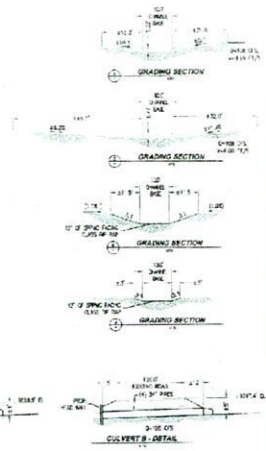
BEN CLARK TRAINING CENTER
 BARTON RD AND LARRY PARISH PKWY
 RIVERSIDE COUNTY
 LARRY PARISH PKWY CULVERT

PROJECT NO. 19-070
 SHEET NO. 2
 SCALE AS NOTED

Exhibit "C"



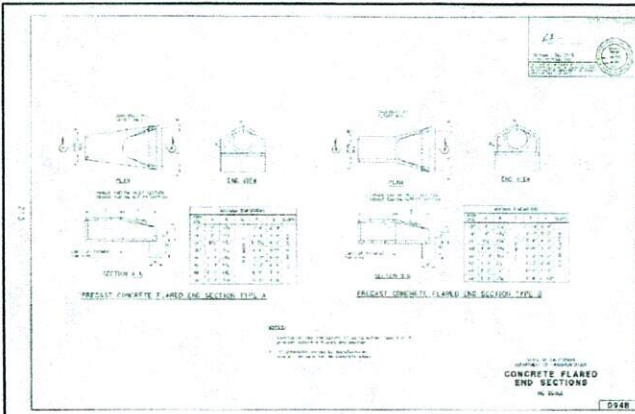
- PRECISE GRADING CONSTRUCTION NOTES:**
- ① CONSTRUCT PIPE & CONCRETE/ASPHALT LINE SECTION PER CULVERT SCHEDULE PLAN SHOWN ON SHEET 02.
 - ② CONSTRUCT GRADING PER PLAN SHOWN PER THE GRADING PLAN SHOWN ON SHEET 02. CONSTRUCTION SHALL BE PER THE GRADING PLAN SHOWN ON SHEET 02. CONSTRUCTION SHALL BE PER THE GRADING PLAN SHOWN ON SHEET 02.
 - ③ RETAIN 24" HIGH PER FINISHED GRADE ON SHEET 02.
 - ④ RETAIN 24" HIGH PER FINISHED GRADE ON SHEET 02.
 - ⑤ RETAIN 24" HIGH PER FINISHED GRADE ON SHEET 02.



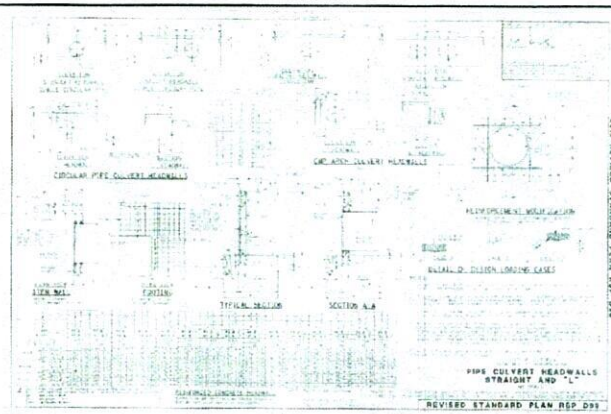
BEN CLARK TRAINING CENTER
 BARTON RD AND LARRY PARISH PKWY
 RIVERSIDE COUNTY
 FERGUSON AVENUE CULVERTS

DATE: 11/01/13
 SHEET NO: 3
 TOTAL SHEETS: 4

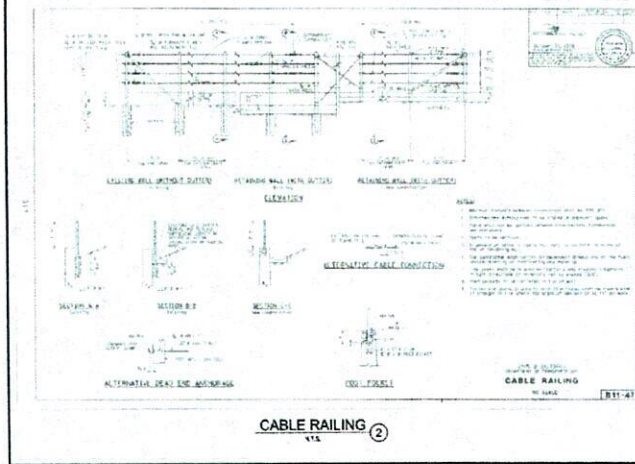
Exhibit "C"



FLARED END SECTION DETAIL ①



HEADWALL DETAIL ②



CABLE RAILING ②

REINFORCING STEEL NOTES

1. ACCEPTANCE OF MATERIALS
 - 1.1. ALL REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
 - 1.2. ALL CONCRETE SHALL CONTAIN THE EQUIVALENT OF 5% AIR ENTRAINMENT.
 - 1.3. ALL REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
2. ACCEPTANCE OF MATERIALS
 - 2.1. ALL REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
 - 2.2. ALL REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

CURE IN PLACE CONCRETE

1. THE CONTRACTOR SHALL OBTAIN A PERMIT TO CUR IN PLACE CONCRETE.
2. THE CONTRACTOR SHALL OBTAIN A PERMIT TO CUR IN PLACE CONCRETE.
3. THE CONTRACTOR SHALL OBTAIN A PERMIT TO CUR IN PLACE CONCRETE.

NOTE

- REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR.
- CONCRETE SHALL BE PROVIDED BY THE CONTRACTOR.
- ALL REINFORCING STEEL SHALL BE PROVIDED BY THE CONTRACTOR.

Approved
 [Signature]
 [Stamp]

BEN CLARK TRAINING CENTER
 BARTON RD AND LARRY PARRISH PKWY
 RIVERSIDE COUNTY
 DETAILS

SCALE: 1/4" = 1'-0"
 SHEET NO. 4
 OF 4 SHEETS
 DATE: 08/20/2018

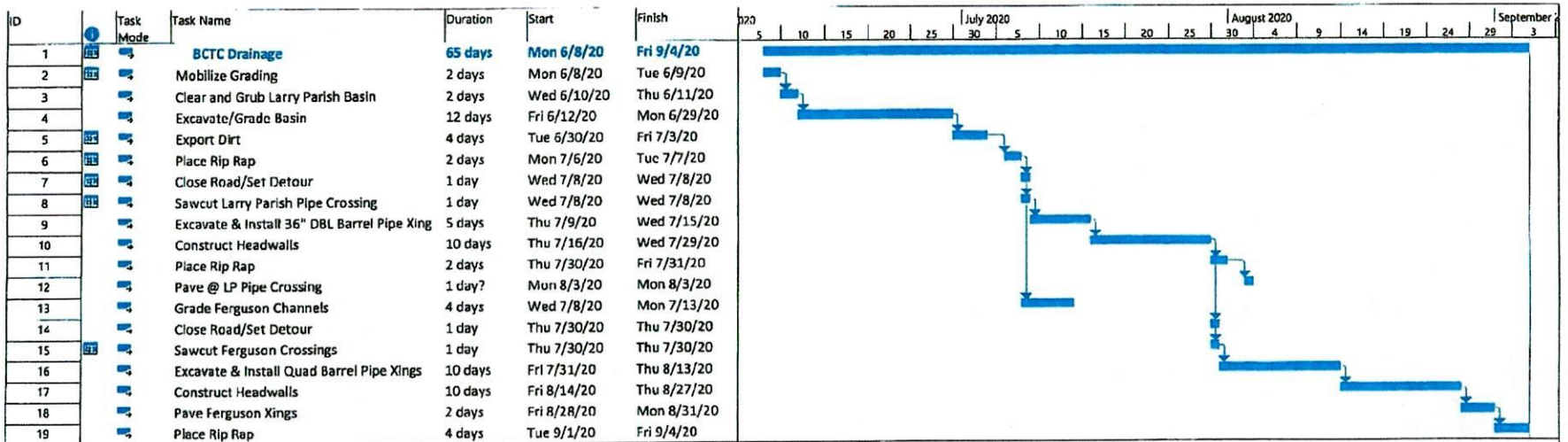
EXHIBIT "D"

STORMWATER IMPROVEMENT PROJECT SCHEDULE

EXHIBIT "D"

-1-

1174963.10/OC
225255-00393/4-23-20/dme/dme



Project: BCTC Drainage
Date: Thu 4/23/20

Task		Project Summary	
Split		Inactive Task	
Milestone		Inactive Milestone	
Summary		Inactive Summary	

Manual Task		Start-only	
Duration-only		Finish-only	
Manual Summary Rollup		External Tasks	
Manual Summary		External Milestone	

Deadline	
Progress	
Manual Progress	

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



ITEM: 3.7
(ID # 11565)

MEETING DATE:
Tuesday, January 7, 2020

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Adoption of Resolution No. 2020-014 Notice of Intent to Convey an Easement Interest in Real Property, located in the City of Riverside, County of Riverside (Assessor's Parcel Numbers 294-670-004, 294-110-005, 295-020-005, 295-130-008), to Meridian Park, LLC

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2020-014, Notice of Intent to Convey Easement Interest in Real Property located in the City of Riverside, County of Riverside (Assessor's Parcel Number's 294-670-004 78, 294-110-005 165, 295-020-005 155, 295-130-008 47), to Meridian Park, LLC;
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063.

ACTION:Policy

Robert Field, Assistant County Executive Officer/ECD

12/23/2019

Matthew Aveling, Chief Sheriff's Dept.

12/23/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Spiegel 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 Tuesday, February 4, 2020 at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 7, 2020
xc: EDA, COB

Kecia R. Harper
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County through it's Sheriff's Department operates the Ben Clark Public Safety Training Center (BCTC), a County owned property, located at 16791 Davis Avenue, Riverside, and provides enhanced training and educational opportunities for all emergency service providers including law enforcement, fire, custody, and emergency medical practitioners and emergency responders.

Recent development activity on properties adjacent to BCTC owned by Meridian Park, LLC, has created the need for stormwater run-off improvements on the BCTC property to ensure that any stormwater run-off potential effects to the BCTC are avoided to the greatest extent feasible.

A drainage study was completed by Albert A. Webb Associates which provided specific recommendations to install additional stormwater infrastructure on the BCTC property to aid in accomplishing this goal.

Based on the recommendations in the study, it is proposed that the County convey an inundation easement interest to Meridian Park, LLC and the County will accept additional improvements in the form of the aforementioned stormwater infrastructure from Meridian Park, LLC to manage the run-off from Meridian Park, LLC property.

The proposed action is to provide the notice of intention that the County plans to convey an inundation easement interest to Meridian Park, LLC for the purpose of installation and maintenance of the stormwater improvements.

Resolution No. 2020-014 has been reviewed and approved as to form by County Counsel.

Impact on Residences and Businesses

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

The Sheriff's Department and Cal Fire/, County Fire Department operating training academies at the BCTC which provide law enforcement, fire, custody, and emergency medical and management training to public safety employees. These programs provide a tremendous benefit to the community. The proposed stormwater infrastructure will aid in maintaining a fully useable property for these programs.

SUPPLEMENTAL:

Additional Fiscal Information:

There is no additional net County cost associated with this project and no budget adjustment is required.

Attachments:

Resolution No. 2020-014 with Exhibit A



Gregory V. Priamos, Director County Counsel 12/24/2019