

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



**ITEM: 3.14
(ID # 18675)**

MEETING DATE:
Tuesday, April 26, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2022-093, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property in the City of Riverside, County of Riverside, California, Assessor's Parcel Number 215-282-018 by Grant Deed to the City of Riverside, District 2. [\$0] (Clerk of the Board to Give Notice)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2022-093, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in the City of Riverside, County of Riverside identified with Assessor's Parcel Number 215-282-018 by Grant Deed to the City of Riverside; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

ACTION:Policy, 4/5 Vote Required

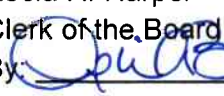

Rose Salgado, Director of Facilities Management 4/5/2022


Aaron Gettis, Deputy County Counsel 4/11/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after June 3, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Perez, and Hewitt
Nays: None
Absent: Washington
Date: April 26, 2022
xc: FM-RE, 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:	2021/22

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Pursuant to Government Code Section 25365, the County of Riverside (County) may, by a vote of not less than four-fifths, transfer real property or any interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of Government Code if the property or interest therein to be conveyed is not required for county use. Through this action, the County seeks to convey fee simple interest in Real Property located in the City of Riverside (City), County Assessor's Parcel Number 215-282-018 by Grant Deed to the City.

The subject property is an office building located at 4102 Orange Street, Riverside (Property) and is currently occupied by the City of Riverside Police Department through a lease between the County and the City. The City has recently requested to purchase this Property from the County in lieu of maintaining a lease. The Property was recently appraised by an independent appraiser at a fair market value of three million one hundred thousand (\$3,100,000) and the City has agreed to pay this fair market value to the County to purchase the Property.

County recommends that the Property be declared exempt surplus land because it will be conveyed to another local agency for the transferee agency's use and is no longer needed to be owned in fee for the County or public purpose, per Government Code Section 54221(f)(1)(D).

Therefore, County recommends the adoption of Resolution No. 2022-093 to declare the Property exempt surplus and provide County's notice of intent to convey the Property to the City.

Resolution No. 2022-093 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The transfer of this Property will assist the City in their efforts to provide public safety to the citizens and businesses in the Downtown area of the City.

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

SUPPLEMENTAL:

Additional Fiscal Information

No net County cost will be incurred, and no budget adjustment is necessary, however the Facilities Management Real Estate Division will incur costs associated with this transaction. Real Estate Division's transactional costs in the approximate amount of \$26,100 will be reimbursed from the sale proceeds. The balance of the sales proceeds will be deposited into Sub-Fund 11183.

Sales Price	\$3,100,000
Estimated Escrow and Title Charges	\$6,600
Advertising Costs	\$2,000
County Staff Time includes FM-RE, FM Environmental and County Counsel	\$17,500
Total Estimated Acquisition Costs:	\$26,100
Total Estimated Net Proceeds	\$3,073,900

ATTACHMENTS

- Aerial Image
- Resolution No. 2022-093

DC:dr/03172022/30.705


Meghan Hahn, Senior Management Analyst 4/15/2022

1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-093

3 Declaration of Exempt Surplus Land and Notice of Intention to Convey
4 Fee Simple Interest in Real Property in the City of Riverside,
5 County of Riverside, California, of Assessor's Parcel Number 215-282-018
6 by Grant Deed to the City of Riverside
7

8 WHEREAS, the County of Riverside is the owner of certain real property in the
9 City of Riverside, County of Riverside, State of California, of Assessor's Parcel Number
10 215-282-018 (the "Property");

11 WHEREAS, the Property consisting of 1.21 acres with improvements consisting
12 of a 35,588 square foot office building, with the City of Riverside Police Department
13 currently occupying the building;

14 WHEREAS, the County of Riverside deems the Property no longer required for
15 County uses or purposes;

16 WHEREAS, the Property is exempt surplus land under the Surplus Land Act
17 (SLA) pursuant to California Government code Section 54221 et seq. because the
18 Property is being transferred to another local agency for the transferee agency's use;

19 WHEREAS, the County of Riverside desires to transfer the Property to the City
20 of Riverside; and

21 WHEREAS, the City of Riverside and the County of Riverside concur that it
22 would be in both parties best interest to transfer ownership of the Property to the City of
23 Riverside; now, therefore,

24 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY
25 GIVEN by the Board of Supervisors of the County of Riverside, California ("Board"), in
26 regular session assembled on April 26, 2022, the Board finds that the Property is no
27 longer necessary to be retained by the County for its uses and purposes and declares
28 the Property exempt surplus land, and intends to convey to the City of Riverside on or

FORM APPROVED COUNTY COUNSEL

BY RYAN D YABKO DATE 4/11/22

APR 26 2022 3.14

1 after June 3, 2022, the Property by Grant Deed as more particularly described and
2 depicted in Exhibit "A" attached hereto and made a part hereof.

3 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board
4 of Supervisors will meet to conclude the proposed transaction on or after June 3, 2022,
5 at 9:30 a.m. or thereafter, at the meeting room of the Board of Supervisors located on
6 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
7 California.

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

11 ROLL CALL:

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

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

18 Kecia R. Harper, Clerk of said Board

19 By  Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Project: Riverside Police Station
Address: 4102 Orange Street
APN: 215-282-015

That certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Block 11, Range 5, of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 7, Page 17 of Maps, records of San Bernardino County, lying northeasterly of the following described line:

COMMENCING at the most easterly corner of said Block 11, Range 5;

Thence South 29°44'20" West, along the southeasterly line of said Block 11, Range 5, a distance of 132.20 feet to the **TRUE POINT OF BEGINNING** of this line description;

Thence North 60°15'14" West, along a line parallel with the northeasterly line of said Block 11, Range 5, a distance of 331.09 feet to the northwesterly line of said Block 11, Range 5 and the **END** of this line description;

EXCEPTING THEREFROM that portion lying within the northwesterly 10.00 feet of said Block 11, Range 5.

SUBJECT TO an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **SANITARY SEWER FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along the above described parcel of land Reserved in Grant Deed to the County of Riverside recorded August 8, 2007 as Document No. 2007-0524978 of Official Records of Riverside County, California, in favor of the City of Riverside, described as follows :

The southwesterly 20.00 feet of that certain real property herein above described parcel;

ALSO SUBJECT TO an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **SANITARY SEWER FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along the above described parcel of land reserved in Street Vacation by City Council Resolution recorded April 1, 1963 as Instrument No. 32254 of Official Records of Riverside County, California, in favor of the City of Riverside, being a 20.00 foot wide strip of land, the centerline of which is described as follows:

COMMENCING at said most easterly corner of Block 11, Range 5;

Thence northwesterly along the northeasterly of said Block 11, Range 5, a distance of 165.00 feet to the **POINT OF BEGINNING** of this description;

Thence southwesterly, parallel with the southeasterly line of said Block 11, Range 5, a distance of 132.20 feet to the southwest line of the above described parcel and the **END** of this line description.

Said parcel description is pursuant to Certificate of Compliance for a Parcel Map Waiver for Lot Line Adjustment PMW-227 recorded July 1, 1993 as Instrument No. 255392 of Official Records of Riverside County, California.

Area – 42,448 S.F. more or less

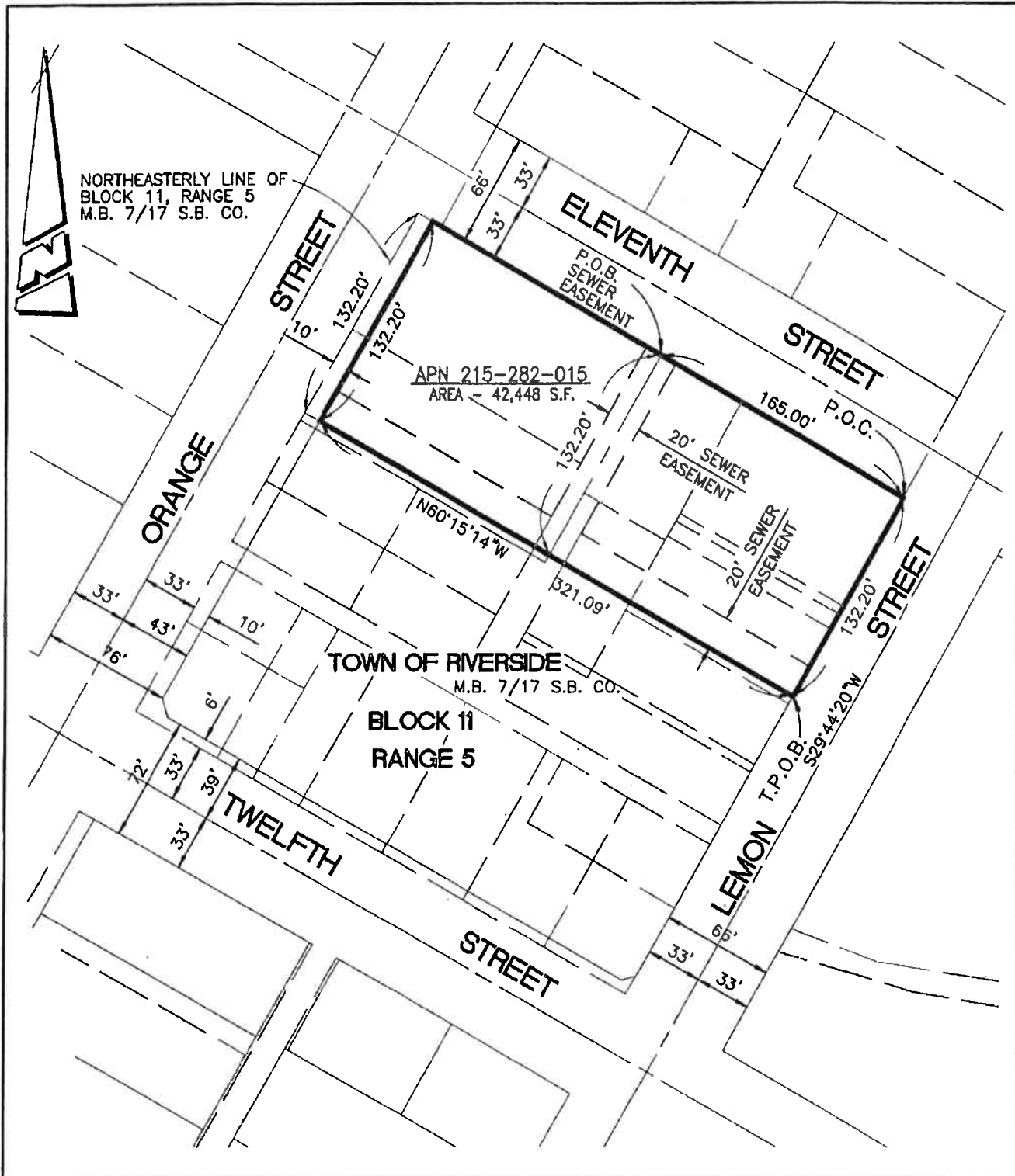
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 2/12/22 Prep. (S)
Curtis C. Stephens, L.S. 7519 Date





NORTHEASTERLY LINE OF
BLOCK 11, RANGE 5
M.B. 7/17 S.B. CO.



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

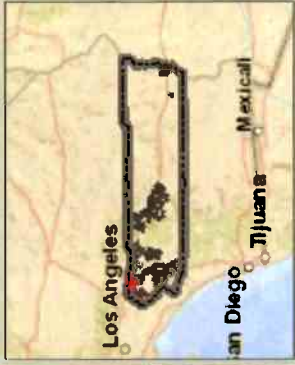
SCALE: 1"=80'

DRAWN BY: CURT

DATE: 2/2/22

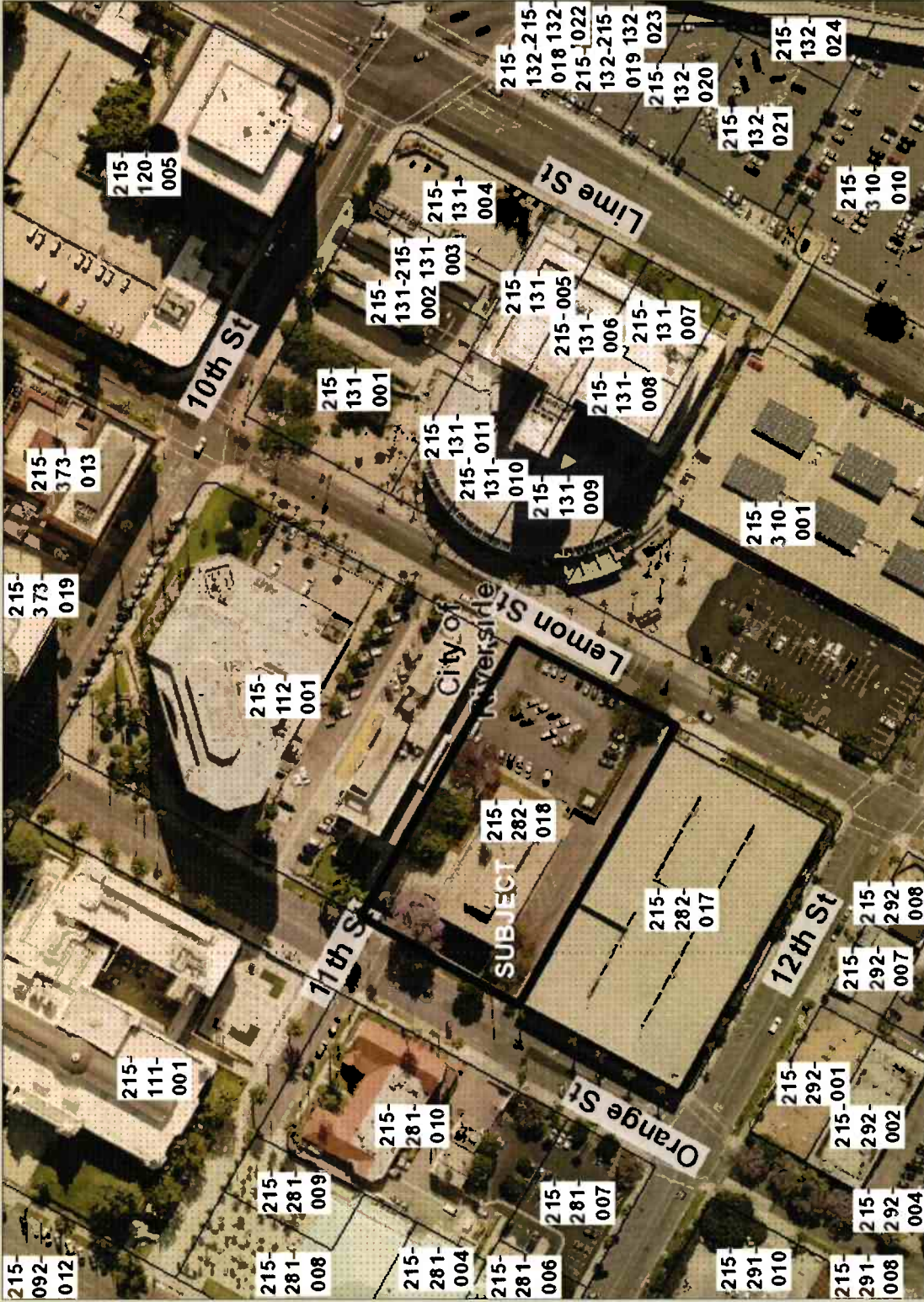
SUBJECT: POLICE STATION PARCEL - APN 215-282-015

Map My County Map



Legend

- Parcel APNs
- Parcels
- Zoning
 - OTHER ZONING
 - A-1
 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
 - A-2-20
 - A-2-5
 - A-D
 - A-P



Notes

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

REPORT PRINTED ON... 3/7/2022 2:50:02 PM

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CQDAIPV8YPGE4DMSGLG2-1 / Notice of Intent - Reso. No. 2022-093

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

04/30/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 30, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011533221-03

P.O. Number: Notice of Intent - Reso. No. 2022-093

Ad Copy:

Board of Supervisors

County of Riverside

Resolution No. 2022-093
Declaration of Exempt Surplus Land and Notice of
Intention to Convey Fee Simple Interest in Real Property
in the City of Riverside,
County of Riverside, California, of Assessor's Parcel
Number 215-282-018
by Grant Deed to the City of Riverside

WHEREAS, the County of Riverside is the owner of certain real property in the City of Riverside, County of Riverside, State of California, of Assessor's Parcel Number 215-282-018 (the "Property");

WHEREAS, the Property consisting of 1.21 acres with improvements consisting of a 35,588 square foot office building, with the City of Riverside Police Department currently occupying the building;

WHEREAS, the County of Riverside deems the Property no longer required for County uses or purposes;

WHEREAS, the Property is exempt surplus land under the Surplus Land Act (SLA) pursuant to California Government code Section 54221 et seq. because the Property is being transferred to another local agency for the transferee agency's use;

WHEREAS, the County of Riverside desires to transfer the Property to the City of Riverside; and

WHEREAS, the City of Riverside and the County of Riverside concur that it would be in both parties best interest to transfer ownership of the Property to the City of Riverside; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California ("Board"), in regular session assembled on April 26, 2022, the Board finds that the Property is no longer necessary to be retained by the County for its uses and purposes and declares the Property exempt surplus land, and intends to convey to the City of Riverside on or after June 3, 2022, the Property by Grant Deed as more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board of Supervisors will meet to conclude the proposed transaction on or after June 3, 2022, at 9:30 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, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

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

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on April 26, 2022.

KECIA R. HARPER, Clerk of the Board
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: April 27, 2022

Kecia R. Harper,
Clerk of the Board
By: Zuly Martinez,
Board Assistant

The Press-Enterprise
Published: 4/30/22

FM-RE
4/26/22
Item 3.14