

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



**ITEM: 3.31
(ID # 24131)**

MEETING DATE:
Tuesday, April 02, 2024

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Resolution No. 2024-046, Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley, District 2. [\$0 - Total Cost] (4/5 Vote Required, Clerk to Send Notice to Property Owner)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2024-046, Notice of Intention to Adopt Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley;
2. Set a public hearing on April 30, 2024, for the Public Hearing for the Adoption of Resolution No. 2024-049, for the Jurupa Road Grade Separation Project in the City of Jurupa Valley; and
3. Direct the Clerk of the Board to send out the required notice to the property owners as required per Section 1245.235 of the Code of Civil Procedure.

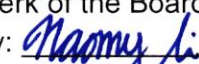
ACTION:4/5 Vote Required, Policy


Patricia Romo, Director of Transportation 5/14/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on April 30, 2024 at 9:30a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 2, 2024
xc: Trans., COBcf

Kimberly A. Rector
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: NA.			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Transportation Department (Transportation Department) in cooperation with the City of Jurupa Valley (City), the Riverside County Transportation Commission (RCTC) and the State Department of Transportation (Caltrans) desire to construct a new grade separation to replace the existing Union Pacific Railroad (UPRR) at-grade crossing located on Jurupa Road in the City of Jurupa Valley, just east of Van Buren Boulevard. Jurupa Road is a two-lane Arterial Highway that provides access to commercial, industrial and residential land uses in the City. This proposed project will grade separate Jurupa Road and the UPRR mainline tracks with an underpass where it crosses the tracks. The Transportation Improvement Program (TIP) provides for improvements to the existing Union Pacific Railroad crossing located on Jurupa Road, which is located within the jurisdictional boundaries of the City of Jurupa Valley (Project).

On October 24, 2017 by Minute Order 3-14, the Board of Supervisors approved an agreement between the County, the City and RCTC, that designated the County as the lead agency to implement the Jurupa Road grade separation project.

On October 16, 2018 by Minute Order 3-23, the Board of Supervisors approved Resolution 2018-183 Agreeing to Hear Future Resolutions of Necessity for the Jurupa Road Grade Separation Project.

The Project eliminates an existing at-grade crossing at the Union Pacific Railroad (UPRR) grade crossing located on Jurupa Road in the City of Jurupa Valley. Therefore, the project qualifies for a California Environmental Quality Act (CEQA) Statutory Exemption per the California Code of Regulation (CCR) 15282 (g), such that the Project clearly constitutes the action as described in Public Resource Code (PRC) 21080.13 in which any railroad grade separation project which eliminates an existing grade crossing or which reconstructs an existing grade separation in Section 21080.13 of the Public Resource Code (PRC) is Statutorily Exempt under CEQA.

As documented in the Notice of Exemption, the Transportation Department conducted a review of the proposed Project and determined that the Project, including the acquisition of the permanent and temporary easements, are categorically exempt from the provisions of CEQA, under the General Rule Exemption, pursuant to CEQA Guidelines Section 15051(a), because the Project is being carried out by the County, the County shall be the CEQA Lead Agency.

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

The Transportation Department has presented a written offer to the property owner as required by Government Code section 7267.2. The amount of the offer is consistent with current property values in the City of Jurupa Valley and is based upon fair market value appraisal report. The Transportation Department has also offered to pay the reasonable costs, not to-exceed \$5,000, for an independent appraisal obtained by the property owner as required by Code of Civil Procedure section 1263.025.

Negotiations are still ongoing with the property owner listed below for the property rights needed for the Project. The Transportation Department will continue to conduct good faith negotiations with the property owner in an effort to reach a mutually agreed to settlement.

Assessor's Parcel Number	Parcel No.	Owner(s)
167-160-021 (portion)	0060-033A	SAP-II YSI #1, LLC

The Subject Notice of Intention would set a public hearing on April 30, 2024, for the proposed adoption of Resolution 2024-049 of the Jurupa Road Grade Separation Project. The scheduling of a Resolution of Necessity hearing on April 30, 2024, is needed to permit the Jurupa Road Grade Separation Project to be completed. The project is currently under construction, after construction started, and during coordination with the railroad, it was discovered that this additional parcel was needed to support the project.

The County is authorized to acquire property by eminent domain under Article 1, Section 19 of the California Constitution and pursuant to various status including Government Code Section 25350.5, Streets and Highway Code section 760 and Code of Civil Procedure section 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.140, 1240.510, and 1240.610.

Impact on Residents and Businesses

The Project will greatly improve traffic conditions, reduce delays, and provide increased capacity and congestion relief, particularly during peak hour traffic. The project is expected to have minimum impact on the surrounding environment and the community.

Additional Fiscal Information

The following summarizes the funding necessary for the deposits to the State Condemnation Fund for the properties referenced above as well as due diligence costs and staff time during the condemnation process.

Right of Way Acquisition (Deposit to the State Condemnation Fund)	\$722.00
Litigation Guarantee	\$463.00
Independent appraisal obtained by owner	\$5,000
Transportation Department Staff Time (Condemnation process)	\$10,000
Total Estimated Costs	\$11,185.00

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

All costs associated with the deposits of these properties are fully funded by SB-132 and these costs will be included in a separate Form 11 along with the Authorizing Resolution of Necessity motion. No net County costs will be incurred as a result of this transaction. These charges are estimates only and only actual amounts will be charged to the Project.

ATTACHMENTS:

- Aerial Map
- Resolution No. 2024-046
- Legal and Plats


Jason Farin, Principal Management Analyst 3/27/2024


George Trindle, CHIEF ASST COUNTY COUNSEL 3/21/2024

FORM APPROVED COUNTY COUNSEL
4/2/2024
BY: BRUCE G. FORDON

DATE

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Board of Supervisors

County of Riverside

Resolution No. 2024-046

Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley

WHEREAS, the portion of real property that is subject to this Notice (collectively the ("Subject Property") is located in the City of Jurupa Valley, County of Riverside, State of California, is legally described on the documents attached hereto as Exhibit "A" (and incorporated herein by this reference), is referenced as Parcel No. 0060-033A;

WHEREAS, the Subject Property, and the corresponding Assessor's Parcel Number(s) of which it is a part, are listed in table below;

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0060-033A	167-160-021(portion)	SAP-II YSI #1, LLC, a Delaware limited liability company

WHEREAS, the "Project" is to grade separate Jurupa Road and Union Pacific Railroad (UPRR) main line tracks with an underpass where it crosses the tracks and;

WHEREAS, the "Project" will greatly improve traffic conditions, reduce delays, and provide increased capacity and congestion relief, particularly during peak hour traffic. The project is expected to have minimum impact on the surrounding environment and the community;

WHEREAS, Parcel 0060-033A is a Fee Simple interest that is needed for the Project;

WHEREAS, the interest in the Subject Property that is the subject of this notice is identified below;

Project Parcel No.(s)	Fee Simple
0060-033A	X

1
2
3
4 **WHEREAS**, the statutes that authorize the County of Riverside to acquire the
5 Subject Property Interests by eminent domain include Article 1, Section 19 of the
6 California Constitution; Government Code Section §25350.5; Section 760 of the Streets
7 and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110,
8 1240.120, 1240.130, 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410,
9 1240.510, and 1240.610 of the Code of Civil Procedure.

10 Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of
11 Supervisors of Riverside County, State of California, in regular session assembled on
12 April 2, 2024.

13 1. **YOU ARE HEREBY NOTIFIED** that this Board (at its public hearing on
14 April 30, 2024, at 9:30 a.m. in the meeting room of the Board of Supervisors located on
15 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside,
16 California) may decide to adopt a Resolution of Necessity that would authorize the
17 County of Riverside to acquire the Subject Property Interests by eminent domain (and
18 that would find and determine each of the following matters):

- 19 (a) That the public interest and necessity require the Project;
- 20 (b) That the Project is planned or located in the manner that will be most
21 compatible with the greatest public good and the least private injury;
- 22 (c) That the Subject Property Interest is necessary for the Project;
- 23 (d) That the offers required by Government Code §Section 7267.2 of
24 the have been made to the owners of record of the Subject Property;
- 25 (e) That, to the extent that the Subject Property is already devoted to a
26 public use, the use of the Project is a compatible use that will not unreasonably interfere
27 with or impair the continuance of the public use as it presently exists or may reasonably
28 be expected to exist in the future (California Code of Civil Procedure Section 1240.510)

1 or the use of the Project is a more necessary public use than is the presently existing
2 public use (California Code of Civil Procedure Section 1240.610);

3 2. If (within 15 days from the mailing of this Notice) you file a written request
4 to appear at the public hearing and be heard on the matters described above in 1(a),
5 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that
6 meeting and be heard on those matters.

7 3. All such written requests to appear and be heard must be filed with the the
8 County of Riverside Clerk of the Board of Supervisors.

9 4. Your written request to appear and be heard must be filed within the fifteen
10 (15) day-time period. Failure to file such a timely written request will result in a waiver of
11 your right to appear and be heard.

12 5. Questions regarding the amount of compensation to be paid will not be a
13 part of the public hearing and the Board will not consider such questions in determining
14 whether a Resolution of Necessity should be adopted.

15 6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent
16 by first-class mail to each owner of record whose property may be acquired by eminent
17 domain and whose name and address appears on the last equalized county
18 assessment roll (including the roll of state-assessed property).

19
20 ROLL CALL:

21 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez
22 Nays: None
23 Absent: None

24
25 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
26 Supervisors on the date therein set forth.

27 KIMBERLY A. RECTOR, Clerk of said Board

28 By: Naomy Li
Deputy

**C8-0060 JURUPA RD:
PARCEL 33A AERIAL EXHIBIT**

**PARCEL MAP NO. 19234
PM 141/11-12
PARCEL 1**

**APN 167-160-021
DOC. NO. 2011-0003333
RECORDED 01/04/2011**

**U.P.R.R.
RIGHT OF WAY**

**R= 5,781.60' Δ= 02°22'59"
D= 240.46' T= 120.25' 59"**
**R= 5,779.60' Δ= 02°22'59"
D= 240.37' T= 120.20' 59"**

**PARCEL
0060-033A**

**481 SQ. FT.
0.011 AC.**

**U.P.R.R.
RIGHT OF WAY**



TO BE REMOVED PRIOR TO RECORDING



**C8-0060 JURUPA RD:
PARCEL 33A AERIAL EXHIBIT**

PARCEL MAP NO. 19234

PM 141/11-12

PARCEL 1

APN 167-160-021

DOC. NO. 2011-0003333

RECORDED 01/04/2011

U.P.R.R.
RIGHT OF WAY

2.00'

R= 5,781.60' Δ= 02°22'59"
D= 240.46'

R= 5,779.60' Δ= 02°22'59"
D= 240.37' T= 120.20'

PARCEL
0060-033A

481 SQ. FT.
0.011 AC.

U.P.R.R.
RIGHT OF WAY

2.00'

NTS



EXHIBIT "A"
LEGAL DESCRIPTION
0060-033A

BEING THAT PORTION OF PARCEL 1 OF PARCEL MAP NUMBER 19234, ON FILE IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 04, 2011 AS DOCUMENT NUMBER 2011-0003333, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY A SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, WITHIN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 429.27 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE NORTH 89°29'23" WEST ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY LINE, A DISTANCE OF 442.18 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 43°09'55" WEST, A DISTANCE OF 176.31 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,779.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 43°09'55" EAST AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°22'59", AN ARC DISTANCE OF 240.37 FEET TO THE WESTERLY-MOST CORNER OF SAID PARCEL 1;

THENCE NORTH 40°46'56" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,781.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 40°46'56" EAST, BEING CONCENTRIC WITH AND DISTANT 2.00 FEET NORTHEASTERLY OF, AS MEASURED RADIALLY TO, SAID SOUTHWESTERLY LINE OF PARCEL 1;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 02°22'59", AN ARC DISTANCE OF 240.46 FEET RETURNING TO THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 43°09'55" WEST ALONG SAID SOUTHERLY LINE OF PARCEL 1, A DISTANCE OF 2.00 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
0060-033A

PARCEL CONTAINS 481 SQUARE FEET OR 0.011 ACRES MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER MY SUPERVISION:



TIMOTHY F. RAYBURN, P.L.S. 8455

3/10/2023

DATED:



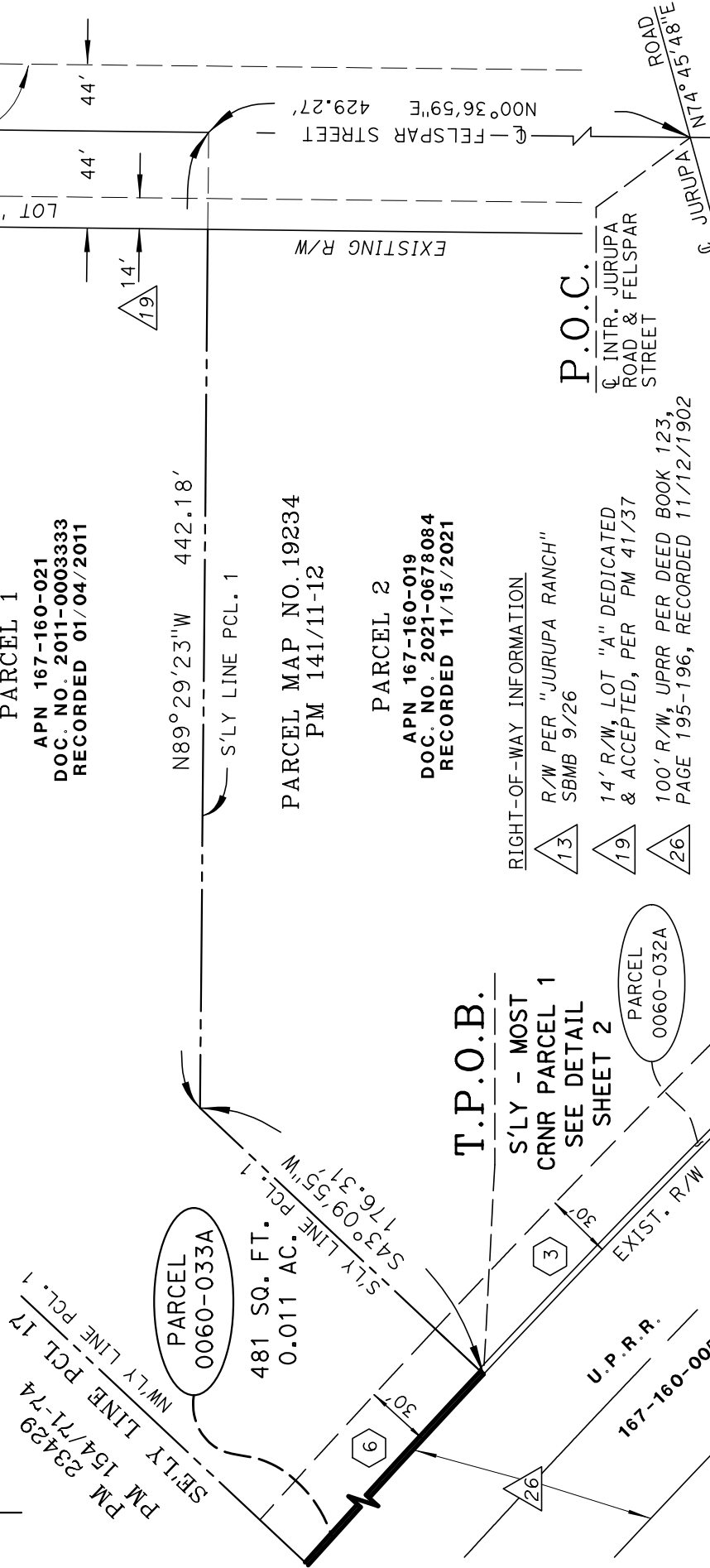
EXHIBIT "B"

0060-033A

EASEMENT INFORMATION

③ 30' DRAINAGE EASEMENT, I.O.D.
PER INST. NO. 154266,
REC. 07/02/1986

⑥ 30' DRAINAGE EASEMENT, I.O.D.
PER INST. NO. 167641, REC. 06/12/1987



ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.: 0060-033A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: C8-0060	PROJECT: JURUPA ROAD GRADE SEPARATION
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: H. FINN	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: MARCH, 2023	DATE: 3/10/2023
SHEET 1 OF 2	

SECTION 14
T. 2 S., R. 6 W.
SECTIONALIZED
JURUPA RANCHO
SBMB 9/33

EXHIBIT "B"

PARCEL 1
 APN 167-160-021
 DOC. NO. 2011-0003333
 RECORDED 01/04/2011

DETAIL:

PARCEL
 0060-033A
 481 SQ. FT.
 0.011 AC.

PARCEL MAP NO. 19234
 PM 141/11-12

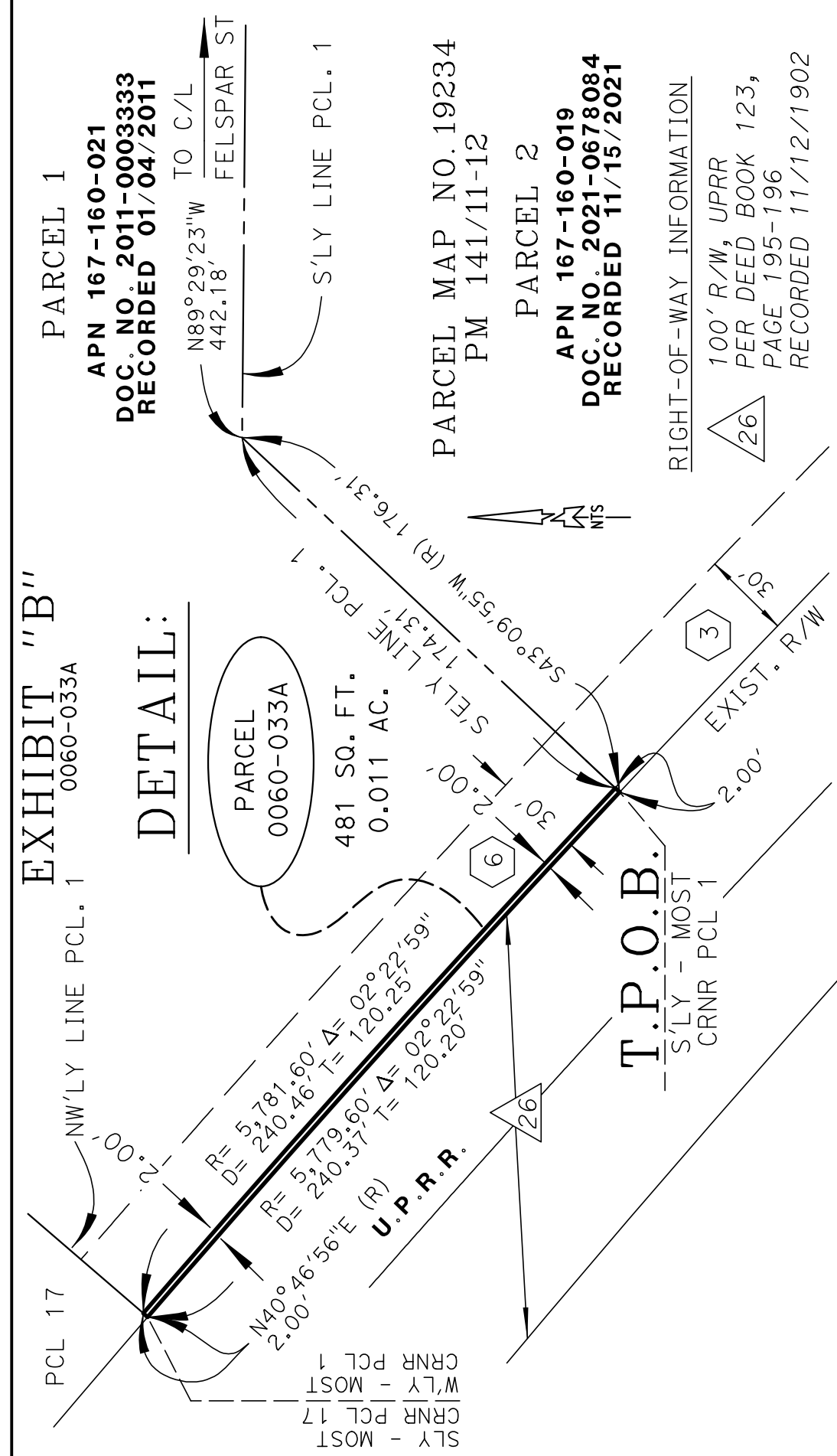
PARCEL 2
 APN 167-160-019
 DOC. NO. 2021-0678084
 RECORDED 11/15/2021

RIGHT-OF-WAY INFORMATION
 100' R/W, UPRR
 PER DEED BOOK 123,
 PAGE 195-196
 RECORDED 11/12/1902

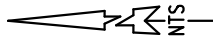
SURVEYOR'S NOTES
 SEE SHEET 1 OF 1
 FOR EASEMENT NOTES

SECTION 14
 T. 2 S., R. 6 W.
 SECTIONALIZED
 JURUPA RANCHO
 SBMB 9/33

ALL DISTANCES SHOWN ARE GRID DISTANCES. GROUND DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GRID DISTANCE BY A COMBINATION FACTOR OF 1.00000791	
PCL No.:	0060-033A
WO No.:	C8-0060
SCALE:	NTS
PREPARED BY:	H. FINN
DATE:	MARCH, 2023
SHEET	2 OF 2
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
PROJECT: JURUPA ROAD GRADE SEPARATION	
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	
APPROVED BY:	<i>Timothy F. Rayburn</i>
DATE:	3/10/2023



SLY - MOST
 CRNR PCL 17
 WLY - MOST
 CRNR PCL 1



The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011660700

Customer's Reference
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 04/08/2024

Amount: \$2,579.50

Payment Amount: \$0.00

Invoice Text:

WHEREAS, the Subject Property, and the corresponding Assessor's Parcel Number(s) of which it is a part, are listed in table below;

WHEREAS, the "Project" is to grade separate Jurupa Road and Union Pacific Railroad (UPRR) main line tracks with an underpass where it crosses the tracks and;

WHEREAS, the "Project" will greatly improve traffic conditions, reduce delays, and provide increased capacity and congestion relief, particularly during peak hour traffic. The project is expected to have minimum impact on the surrounding environment and the community;

WHEREAS, Parcel 0060-033A is a Fee Simple interest that is needed for the Project;

WHEREAS, the interest in the Subject Property that is the subject of this notice is identified below;

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Government Code Section §25350.5; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on April 2, 2024.

1. **YOU ARE HEREBY NOTIFIED** that this Board (at its public hearing on April 30, 2024 at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

(a) That the public interest and necessity require the Project;

(b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;

(c) That the Subject Property Interest is necessary for the Project;

(d) That the offers required by Government Code §Section 7267.2 of the have been made to the owners of record of the Subject Property;

(e) That, to the extent that the Subject Property is already devoted to a public use, the use of the Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

2. If (within 15 days from the mailing of this Notice) you file a written request to appear at the public hearing and be heard on the matters described above in 1(a), 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that meeting and be heard on those matters.

3. All such written requests to appear and be heard must be filed with the the County of Riverside Clerk of the Board of Supervisors.

4. Your written request to appear and be heard must be filed within the fifteen (15) day-time period. Failure to file such a timely written request will result in a waiver of your right to appear and be heard.

5. Questions regarding the amount of compensation to be paid will not be a part of the public hearing and the Board will not consider such questions in determining whether a Resolution of Necessity should be adopted.

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147,

Riverside, CA 92502-1147 or email cob@rivco.org

Dated: April 5, 2024 Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise April 8, 2024

END OF PUBLIC NOTICE

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc:

Legal No. **0011660700**

Ad Copy:

PROOF OF PUBLICATION

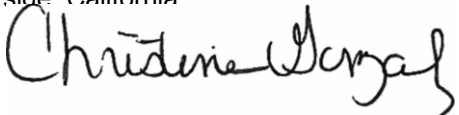
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

04/08/2024

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

Date: April 09, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, April 30, 2024 at 9:30 a.m.**, or as soon as possible thereafter, to consider the following:

**Resolution No. 2024-046
Notice of Intention to Adopt a Resolution of Necessity for the Jurupa Road Grade Separation Project in the City of Jurupa Valley**

WHEREAS, the portion of real property that is subject to this Notice (collectively the ("Subject Property")) is located in the City of Jurupa Valley, County of Riverside, State of California, is legally described on the documents attached hereto as Exhibit "A" (and incorporated herein by this reference), is referenced as Parcel No. 0060-033A;

EXHIBIT "A"
LEGAL DESCRIPTION 0060-033A
BEING THAT PORTION OF PARCEL 1 OF PARCEL MAP NUMBER 19234, ON FILE IN BOOK 141, PAGES 11 AND 12, OF PARCEL MAPS, FURTHER DESCRIBED BY GRANT DEED RECORDED JANUARY 04, 2011 AS DOCUMENT NUMBER 2011-0003333, BOTH OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY A SECTIONALIZED SURVEY OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 26 OF MAPS, SAN BERNARDINO COUNTY RECORDS, WITHIN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF JURUPA ROAD AND THE CENTERLINE OF FELSPAR STREET (44.00 FOOT WESTERLY HALF-WIDTH) AS SHOWN BY SAID PARCEL MAP NUMBER 19234;

THENCE NORTH 00°36'59" EAST ALONG SAID CENTERLINE OF FELSPAR STREET, A DISTANCE OF 429.27 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE NORTH 89°29'23" WEST ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY LINE, A DISTANCE OF 442.18 FEET TO AN ANGLE POINT THEREIN;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 43°09'55" WEST, A DISTANCE OF 176.31 FEET TO THE SOUTHERLY-MOST CORNER OF SAID PARCEL 1, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,779.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 43°09'55" EAST AND THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, NORTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 02°22'59", AN ARC DISTANCE OF 240.37 FEET TO THE WESTERLY-MOST CORNER OF SAID PARCEL 1;

THENCE NORTH 40°46'56" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 2.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,781.60 FEET AND AN INITIAL RADIAL BEARING OF NORTH 40°46'56" EAST, BEING CONCENTRIC WITH AND DISTANT 2.00 FEET NORTHEASTERLY OF, AS MEASURED RADIALLY TO, SAID SOUTHWESTERLY LINE OF PARCEL 1;

THENCE SOUTHEASTERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 02°22'59", AN ARC DISTANCE OF 240.46 FEET RETURNING TO THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE SOUTH 43°09'55" WEST ALONG SAID SOUTHERLY LINE OF PARCEL 1, A DISTANCE OF 2.00 FEET TO THE **TRUE POINT OF BEGINNING**;

PARCEL CONTAINS 481 SQUARE FEET OR 0.011 ACRES MORE OR LESS. THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.00000791 TO OBTAIN GROUND DISTANCE. SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

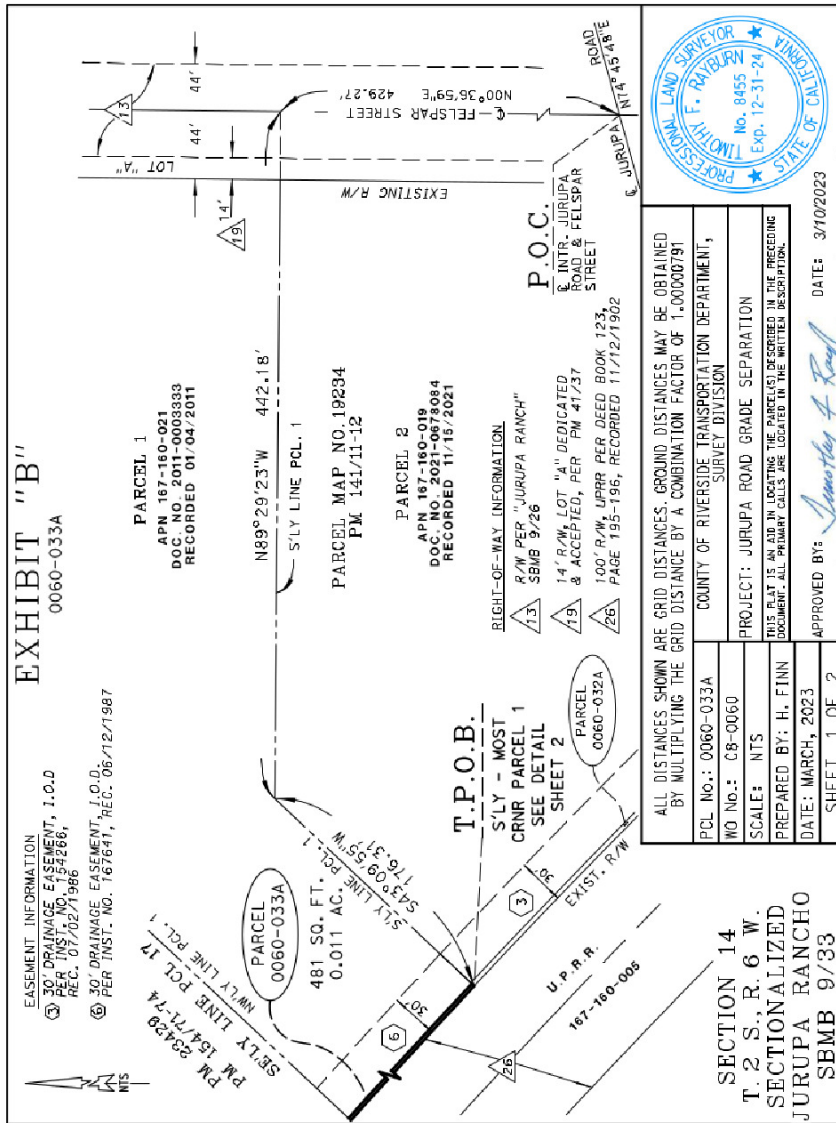
PREPARED UNDER MY SUPERVISION:

Timothy F. Rayburn

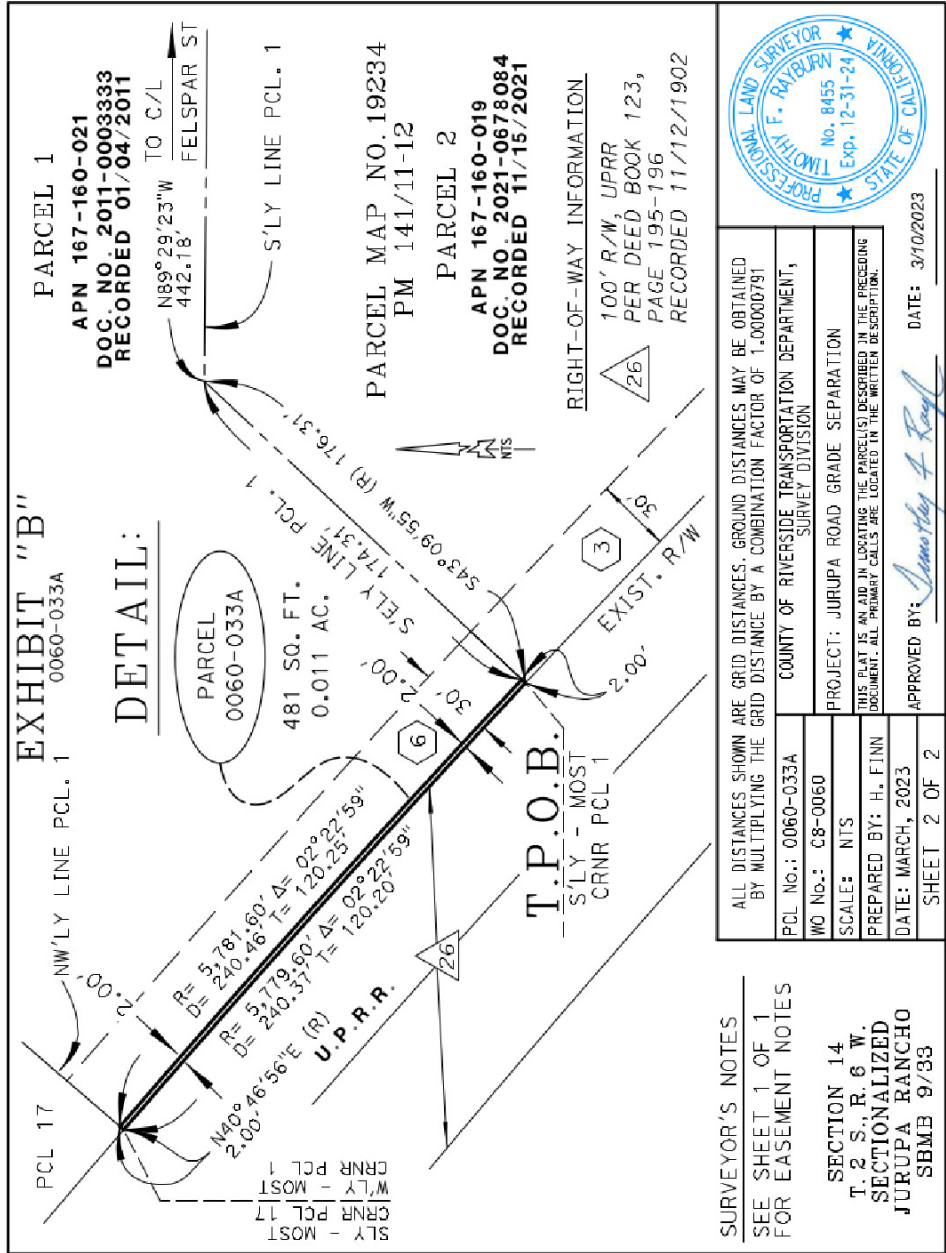
TIMOTHY F. RAYBURN, P.L.S. 8455

3/10/2023

DATED:



Notice continued to the Right



WHEREAS, the Subject Property, and the corresponding Assessor's Parcel Number(s) of which it is a part, are listed in table below;

Parcel Nos.	Assessor's Parcel Number(s)	Property Owner(s)
0060-033A	167-160-021(portion)	SAP-II YSI #1, LLC, a Delaware limited liability company

WHEREAS, the "Project" is to grade separate Jurupa Road and Union Pacific Railroad (UPRR) main line tracks with an underpass where it crosses the tracks and;

WHEREAS, the "Project" will greatly improve traffic conditions, reduce delays, and provide increased capacity and congestion relief, particularly during peak hour traffic. The project is expected to have minimum impact on the surrounding environment and the community;

WHEREAS, Parcel 0060-033A is a Fee Simple interest that is needed for the Project;

WHEREAS, the interest in the Subject Property that is the subject of this notice is identified below;

Project Parcel No.(s)	Fee Simple
0060-033A	X

WHEREAS, the statutes that authorize the County of Riverside to acquire the Subject Property Interests by eminent domain include Article 1, Section 19 of the California Constitution; Government Code Section §25350.5; Section 760 of the Streets and Highways Code; and Sections 1240.010, 1240.020, 1240.030, 1240.040, 1240.110, 1240.120, 1240.130, 1240.140, 1240.240, 1240.310, 1240.320, 1240.350, 1240.410, 1240.510, and 1240.610 of the Code of Civil Procedure.

Now, therefore, **BE IT RESOLVED AND ORDERED** as follows by the Board of Supervisors of Riverside County, State of California, in regular session assembled on April 2, 2024.

1. **YOU ARE HEREBY NOTIFIED** that this Board (at its public hearing on April 30, 2024 at 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution of Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by eminent domain (and that would find and determine each of the following matters):

- (a) That the public interest and necessity require the Project;
- (b) That the Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) That the Subject Property Interest is necessary for the Project;
- (d) That the offers required by Government Code §Section 7267.2 of the have been made to the owners of record of the Subject Property;
- (e) That, to the extent that the Subject Property is already devoted to a public use, the use of the Project is a compatible use that will not unreasonably interfere with or impair the continuance of the public use as it presently exists or may reasonably be expected to exist in the future (California Code of Civil Procedure Section 1240.510) or the use of the Project is a more necessary public use than is the presently existing public use (California Code of Civil Procedure Section 1240.610);

2. If (within 15 days from the mailing of this Notice) you file a written request to appear at the public hearing and be heard on the matters described above in 1(a), 1(b), 1(c), 1(d), 1(e), (or any one or more of them), you will have a right to appear at that meeting and be heard on those matters.

3. All such written requests to appear and be heard must be filed with the the County of Riverside Clerk of the Board of Supervisors.

4. Your written request to appear and be heard must be filed within the fifteen (15) day-time period. Failure to file such a timely written request will result in a waiver of your right to appear and be heard.

5. Questions regarding the amount of compensation to be paid will not be a part of the public hearing and the Board will not consider such questions in determining whether a Resolution of Necessity should be adopted.

6. The Clerk of the Board of Supervisors shall cause a copy of this Notice to be sent by first-class mail to each owner of record whose property may be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll (including the roll of state-assessed property).

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: April 5, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise April 8, 2024

END OF PUBLIC NOTICE