

#1150

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

490



FROM: Department of Facilities Management/Department of Transportation
SUBMITTAL DATE: January 8, 2007

SUBJECT: Resolution No. 2007-043 Authorization to Sell County-Owned Excess Land to Adjacent Land Owner - Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Ratify Resolution No. 2007-043 Authorization to Sell Real Property in the Thousand Palms area, to Monterey Palms Self Storage, LLC, a California limited liability company and authorize the Chairman of the Board to execute the documents conveying the County's interest in the property;
(Continued on Page 2)

George A. Johnson, Director
Department of Transportation
GAJ:RF:SAV:cm
9.979

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	06/07
SOURCE OF FUNDS: Funds involved in this transaction are to be transferred to the Transportation Department less transactional costs.			Positions To Be Deleted Per A-30	☐
C.E.O. RECOMMENDATION:			Requires 4/5 Vote	☒

APPROVE
This transaction will result in net revenue of approximately \$100,000

County Executive Office Signature

FORM APPROVED
COUNTY COUNSEL
FEB 01 2007
BY
Departmental Concurrence
CIP TEAM
Dep't Recomm.: ☐ Consent ☒ Policy
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref.: | District: 4 | Agenda Number:

Board of Supervisors

Form 11: Resolution No. 2007-043 Authorization to Sell County-Owned Excess Land to
Adjacent Land Owner – Fourth Supervisorial District

January 8, 2007

Page 2

RECOMMENDED MOTION: (Continued)

2. Authorize and direct the Clerk of the Board to certify acceptance of any documents running in favor of the County as part of this transaction; and
3. Authorize the Chairman of the Board or his designee to execute any other documents and administer all actions necessary to complete this transaction.

BACKGROUND: The County originally purchased the property located adjacent to Assessor's Parcel Number 653-170-040 for the Monterey/I-10 Interchange Project. It has been deemed a portion of Varner Road that is no longer necessary for road or other public purposes. The 16,398 square foot portion of excess land is located between existing Varner Road right-of-way and the 11 acre parcel improved with a self-storage facility owned by Monterey Palms Self-Storage LLC (Monterey).

The lot is un-developable as a free standing parcel having value only to an abutting owner. The parcel is a long, narrow sliver of land that is generally between 4-12 feet wide and 1,619± feet in length. Based on the configuration of the parcel, it cannot be independently developed. The highest and best use of the parcel is determined to be joinder to the adjacent parcel owned by Monterey.

One of the conditions of development imposed by the County of Riverside for the construction of the mini-storage units by Monterey was that they purchase the excess County owned property located between their property and the street right-of-way. Monterey has agreed to purchase the property at the appraised value of \$107,000.00.

The sale of this excess land will provide revenue to the Transportation Department, remove the maintenance and liability responsibility from the County, and return the property to the tax rolls.

2
3 RESOLUTION NO. 2007-043

4
5 AUTHORIZATION TO SELL SURPLUS
6 COUNTY-OWNED LAND TO THE
7 ADJACENT LANDOWNER

8
9 Whereas the County of Riverside owns certain real property (with a size of approximately
10 16,398 square feet) that is located on the northeast side of Varner Road in the Thousand Palms
11 Area, County of Riverside, State of California, and that is further described on the documents
12 attached hereto as Exhibits "A" and "B" and incorporated herein by this reference (hereinafter
referred to as the "Subject Property").

13 Now, therefore, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED as follows
14 by the Board of Supervisors of the County of Riverside, State of California, in regular session
15 assembled on February 27, 2007:

16 1. Pursuant to Government Code Section 25526.5, the County of Riverside is hereby
17 authorized to sell the Subject Property to Monterey Palms Self Storage, LLC, a California limited
18 liability company, upon the following terms and conditions:

19 (a) The purchase price shall be one hundred seven thousand dollars (\$107,000).

20 (b) The buyers shall pay the \$107,000 to the County in cash within sixty (60) days after
21 the approval of this transaction by the Board of Supervisors.

22 (c) The conveyance of the Subject Property shall be by quitclaim deed to the buyers, and
23 shall be subject to all liens, encumbrances, easements, covenants, conditions, restrictions,
24 rights, and other exceptions of record.

25 (d) The County shall make no representations, either expressed or implied, regarding
26 what land uses are allowed on the Subject Property, regarding the possibility of changing the
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1 land uses that are allowed on the Subject Property, regarding the zoning of the Subject
2 Property, or regarding the availability of public utility services for the Subject Property.

3 (e) Title insurance shall be at the option of the buyers and, if desired by the buyers, shall
4 be at the sole cost and expense of the buyers.

5 (f) An escrow holder shall be at the option of the buyers and, if an escrow holder is
6 desired by the buyers, all costs and expenses associated with the escrow holder shall be borne
7 solely by the buyers.

8
9 2. This Board determines that the Subject Property is no longer necessary for County or
10 other public purposes.

11 3. This Board determines that the estimated value of the Subject Property does not
12 exceed one hundred seven thousand dollars (\$107,000).

13 4. The Chairman of the Board of Supervisors of the County of Riverside is authorized to
14 execute the necessary documents to complete this sale of the Subject Property.
15

16 SV:dl
17 1/31/07
233TR
9.978

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20
21 FORM APPROVED
COUNTY COUNSEL

22 FEB 01 2007

23 BY 

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EXHIBIT "A"

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, IN THE SOUTHWEST ONE QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 10, 1997 AS INSTRUMENT NO. 329158, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY END OF THAT LINE DESCRIBED IN SAID FINAL ORDER OF CONDEMNATION AS SOUTH 46°24'45" WEST A DISTANCE OF 42.88 FEET AND THE NORTHWESTERLY TERMINUS OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1660.00 FEET AND ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF VARNER ROAD AS SHOWN PER CAL-TRANS RIGHT OF WAY MAPS 405064-1 THROUGH 405064-7, INCLUSIVE, (ON FILE IN THE RIVERSIDE COUNTY SURVEYORS OFFICE AS R/W 205/195-200A);

THENCE ALONG A SOUTHWESTERLY PROLONGATION OF SAID LINE SOUTH 46°24'45" WEST A DISTANCE OF 12.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCENTRIC WITH THE CENTERLINE OF VARNER ROAD, ESTABLISHED PER SAID CAL-TRANS RIGHT OF WAY MAPS HAVING A RADIUS OF 1648.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS SOUTH 46°24'45" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 315.48 FEET THROUGH A CENTRAL ANGLE OF 10°58'06";

THENCE SOUTH 32°37'09" EAST PARALLEL WITH THE CENTERLINE OF SAID VARNER ROAD A DISTANCE OF 565.94 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 298.39 FEET THROUGH A CENTRAL ANGLE OF 05°47'30" TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY BEING CONCENTRIC WITH THE CENTERLINE OF VARNER ROAD PER SAID CAL-TRANS RIGHT OF WAY MAPS 405064-1 THROUGH 405064-7, INCLUSIVE, HAVING A RADIUS OF 2932.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 46°31'21" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 104.35 FEET THROUGH A CENTRAL ANGLE OF 02°02'21";

EXHIBIT "A"

THENCE SOUTH 45°31'00" EAST PARALLEL WITH AND 86.00 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, OF THE SOUTHERLY RIGHT OF WAY LINE OF VARNER ROAD PER SAID CAL-TRANS RIGHT OF WAY MAPS 405064-1 THROUGH 405064-7, INCLUSIVE, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A DEED RECORDED SEPTEMBER 16, 1983 AS INSTRUMENT NO. 190088, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID LINE NORTH 41°34'31" EAST 4.43 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 10, 1997 AS INSTRUMENT NO. 329158, O.R. AND THE NORTHEASTERLY RIGHT OF WAY LINE OF VARNER ROAD, SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2500.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 41°50'52" EAST;

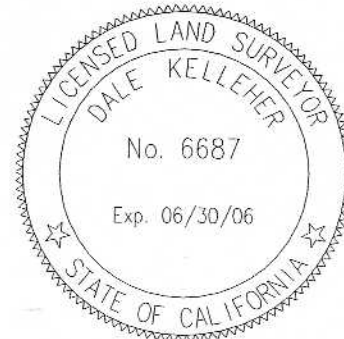
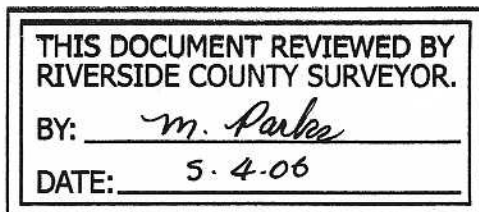
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF INSTRUMENT NO. 329158 AND SAID NORTHEASTERLY RIGHT OF WAY LINE ALONG SAID CURVE AN ARC DISTANCE OF 677.75 FEET THROUGH A CENTRAL ANGLE OF 15°31'58";

THENCE CONTINUING ALONG SAID LINES NORTH 32°37'09" WEST A DISTANCE OF 568.18 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1660.00 FEET;

THENCE CONTINUING ALONG SAID LINES ALONG A CURVE AN ARC DISTANCE OF 317.78 FEET THROUGH A CENTRAL ANGLE OF 10°58'06" TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,398 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIPTION BEING SHOWN ON THE ATTACHED EXHIBIT "B" AND HEREBY BEING MADE A PART HEREOF.

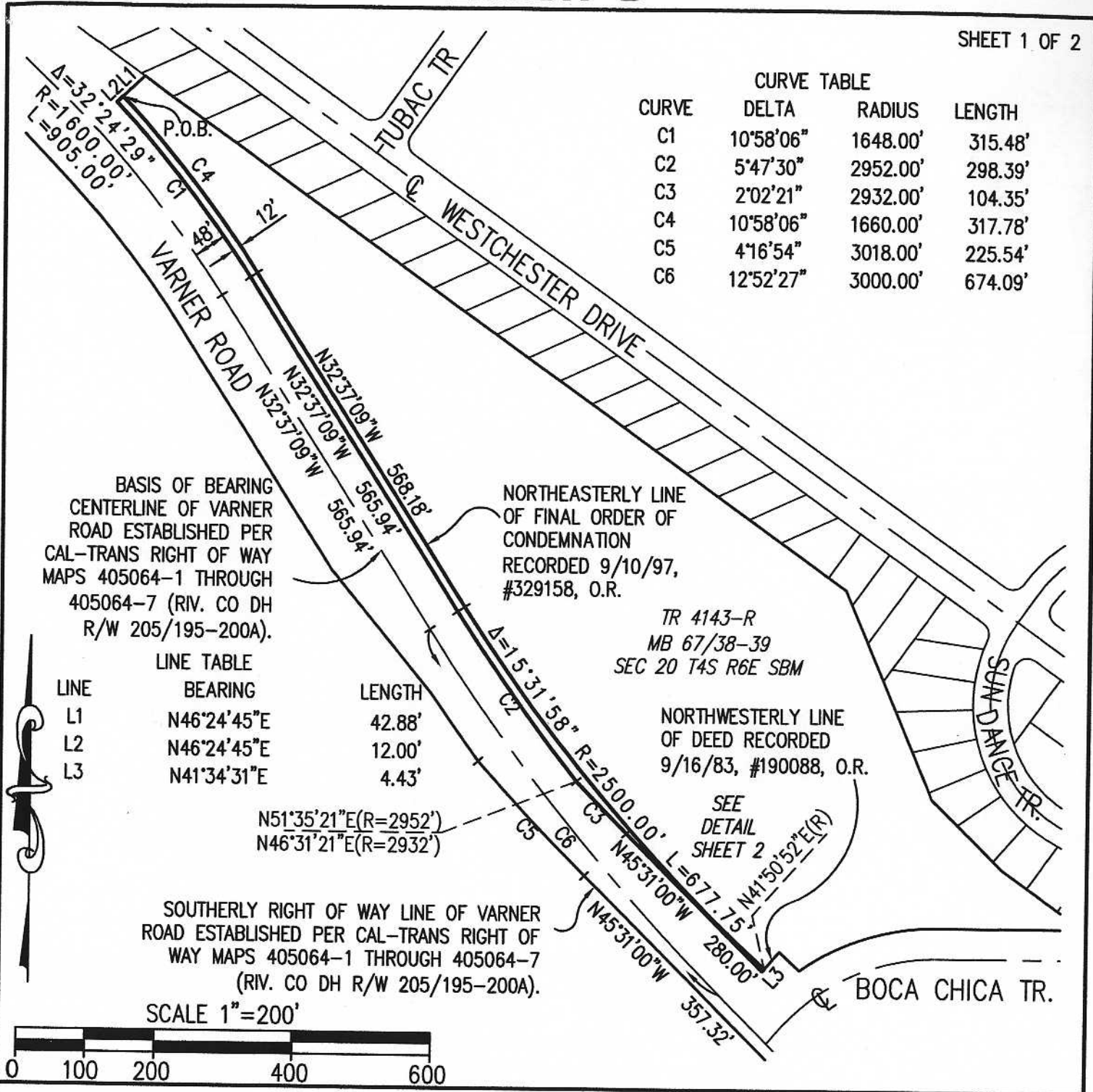


PREPARED BY:

[Signature]

EXHIBIT "B"

SHEET 1 OF 2



KELLEHER MAPPING

45-175 PANORAMA DR., SUITE E
PALM DESERT, CA 92260
760-340-5597

PREPARED BY:

Dale Kelleher 4/11/06
DALE KELLEHER, DATE
LS 6687 EXP. 6-30-06

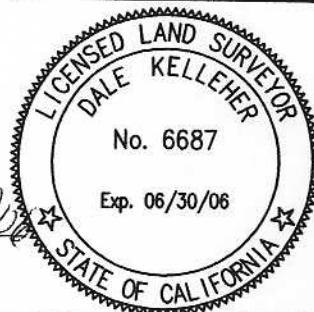
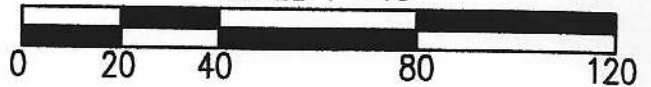


EXHIBIT "B"

SHEET 2 OF 2

SCALE 1"=40'



TR 4143-R
MB 67/38-39
SEC 20 T4S R6E SBM

NORTHEASTERLY LINE OF
FINAL ORDER OF
CONDEMNATION RECORDED
9/10/97, #329158, O.R.



NORTHWESTERLY LINE
OF DEED RECORDED
9/16/83, #190088, O.R.

N41°34'31"E
4.43'

VARNER ROAD

BASIS OF BEARING
CENTERLINE OF VARNER ROAD
ESTABLISHED PER CAL-TRANS
RIGHT OF WAY MAPS 405064-1
THROUGH 405064-7 (RIV. CO
DH R/W 205/195-200A).

SOUTHERLY RIGHT OF
WAY LINE OF VARNER
ROAD ESTABLISHED PER
CAL-TRANS RIGHT OF
WAY MAPS 405064-1
THROUGH 405064-7
(RIV. CO DH R/W
205/195-200A).

$\Delta=15^{\circ}31'58''$ $R=2500.00'$ $L=677.75'$

$\Delta=12^{\circ}52'27''$ $R=3000.00'$ $L=674.09'$

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: m. Parks

DATE: 5.4.06

KELLEHER MAPPING

45-175 PANORAMA DR., SUITE E
PALM DESERT, CA 92260
760-340-5597

PREPARED BY:

Dale Kelleher 4/11/06
DALE KELLEHER, DATE
LS 6687 EXP. 6-30-06

