

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

636



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
August 6, 2015

SUBJECT: Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property in Woodcrest by Grant Deed to the Western Municipal Water District, CEQA Exempt, District 1, [\$8,275] 100% Sale Proceeds

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that that the sale of the 0.34 acres of vacant land identified as Assessor's Parcel Number 274-040-006 located in Woodcrest, is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 – Surplus government property sale and section 15061 (b)(3) – no significant effect on the environment;
2. Adopt Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property located in the County of Riverside, Assessor's Parcel Number 274-040-006 by Grant Deed to the Western Municipal Water District; and

(Continued)

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: Esteban Hernandez

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 8,275	\$ 0	\$ 8,275	\$ 0	Consent ☐ Policy ☒
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: 100% Sale Proceeds

Budget Adjustment: No

For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY: Rohini Dasika
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

By: Juan Perez,
Director of Transportation and Land Management

☐ A-30
☒ 4/5 Vote
☐ Positions Added
☐ Change Order

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

Economic Development Agency/Facilities Management

FORM 11: Resolution No. 2015-046, Authorization to Convey Fee Simple Title to Real Property in Woodcrest by Grant Deed to the Western Municipal Water District, CEQA Exempt, District 1, [\$8,275] 100% Sale Proceeds

DATE: August 6, 2015

PAGE: 2 of 2

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deed for the conveyance of real property; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the Clerk of the Board within five days of approval by this board.

BACKGROUND:

Summary

On January 8, 2013, the Board of Supervisors approved Minute Order 3-10, an Agreement to Purchase property for the traffic signal and intersection improvement project at Washington Street and Krameria Avenue and the future widening of Washington Street. The property exceeded the requirements of the project. The project was constructed and completed in 2014. The Transportation Department now desires to sell the remnant parcel that is no longer needed for the ultimate road right-of-way.

Pursuant to Government Code Section 25365, the County may transfer interests in 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. The County intends to convey Fee Simple Title to Real Property located at 16476 Washington Street in unincorporated Woodcrest, County of Riverside, Assessor's Parcel Number 274-040-006 by Grant Deed, more particularly described in Exhibit A, Legal Description and Exhibit B for each respective real property interest, attached hereto, to the Western Municipal Water District (WMWD.)

On July 7, 2015, the Board of Supervisors adopted Resolution 2015-045, Notice of Intention of the Convey Fee Simple Title to Real Property by Grant Deed to WMWD.

The property was recently appraised by an independent appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property.

This Resolution 2015-046 has been reviewed and approved by County Counsel as to legal form.

Impact on Citizens and Businesses

The transfer of this property will assist EMWD in their efforts to provide service to the citizens and businesses in this area of the County.

SUPPLEMENTAL:

Additional Fiscal Information

Estimated Escrow and Title Charges	\$ 1,400
Preliminary Title Report	\$ 400
Appraisal	\$ 1,475
Acquisition Administration	\$ 5,000
Total Estimated Acquisition Costs:	\$ 8,275

Attachments: Resolution 2015-046, Notice of Exemption, Aerial Image, Grant Deed

1 Board of Supervisors

County of Riverside

2 Resolution No. 2015-046

3 Authorization to Convey Fee Simple Title to Real Property

4 by Grant Deed, Woodcrest, California

5 Assessor's Parcel Number 274-040-006

6
7 WHEREAS, the County of Riverside ("County") is the owner of certain real
8 property, consisting of 0.34 acres of land, identified with Assessor's Parcel Number
9 274-040-006, located in the unincorporated Woodcrest area of Riverside County, State
10 of California, ("Property") which was acquired by the County of Riverside for a road
11 widening and signalization project that has been deemed to be no longer necessary to
12 be retained by County for public purposes; and

13 WHEREAS, pursuant to Government Code Section 25365, with a four-fifths
14 vote, the County may transfer interests in real property or any interest therein,
15 belonging to the County to another public agency, upon the terms and conditions as
16 are agreed upon and without complying with any other provisions of Government code,
17 if the property or interest therein to be conveyed is not required for county use; and

18 WHEREAS, the County of Riverside desires to transfer fee title to the land in
19 favor of Western Municipal Water District ("WMWD") for WMWD's use for the
20 consideration in the amount of Sixty Two Thousand Dollars (\$62,000) to be paid by
21 WMWD to the County; and

22 WHEREAS, the Western Municipal Water District and the County of Riverside
23 concur that it would be in both parties best interest to transfer ownership of the land to
24 the District; and

25 WHEREAS, the County has reviewed and determined that the conveyance of
26 the Property as being categorically exempt from the California Environmental Quality
27 Act ("CEQA") pursuant to CEQA Guidelines Sections 15312 and 15061(b)(3) as the
28 proposed project is the conveyance of surplus government real property merely

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* DATE: *6-16-15*
SYNTHIA M. GUNZEL

1 involving the transfer of title to the real property and will not result in any physical
2 changes or significant impact on the environment; now, therefore,

3 **BE IT RESOLVED, DETERMINED AND ORDERED** by a four-fifths vote of the
4 Board of Supervisors of the County of Riverside ("Board"), California, in regular session
5 assembled on August 18, 2015, at 9:00 am or soon thereafter, in the meeting room of
6 the Board of Supervisors located on the 1st floor of the County Administrative Center,
7 4080 Lemon Street, Riverside, California, that the Board, based upon a review of the
8 evidence and information presented on the matter, as it relates to the conveyance has
9 determined that the proposed conveyance is categorically exempt from CEQA pursuant
10 to State CEQA Guidelines Sections 15312 and 15061(b)(3) and authorizes the
11 conveyance to the Western Municipal Water District the following described real
12 property: Certain fee simple interest in real property located in the unincorporated
13 Woodcrest area of the County of Riverside, State of California, identified with
14 Assessor's Parcel Number 274-040-006, more particularly described in Exhibit "A",
15 Legal Description, attached hereto and thereby made a part hereof, by Grant Deed.
16 The terms and conditions of the proposed conveyance are that the County of Riverside
17 will convey the Property by Grant Deed to WMWD and WMWD shall pay the County
18 \$62,000 to acquire the Property.

19 **BE IT FURTHER RESOLVED, DETERMINED** that the Chairman of the Board is
20 authorized to execute the Grant Deed to complete the conveyance of real property and
21 this transaction.

22 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County
23 Executive Officer/EDA or designee is authorized to execute any documents to complete
24 this transaction.

25 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board
26 of Supervisors has given notice hereof as provided in Section 6061 of the Government
27 Code.

28 LH:ra/033115/443TR/17.412 S:\Real Property\TYPING\Docs-17.000 to 17.499\17.412.doc

EXHIBIT "A"
LEGAL DESCRIPTION
WASHINGTON STREET AND
KRAMERIA AVENUE
PARCEL 0080-001

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY GRANT DEED TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 2, 2013 AS INSTRUMENT NUMBER 2013-0101126, OFFICIAL RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING A PORTION OF LOT 1 OF MAP OF WOODCREST ACRES NO. 4, ON FILE IN BOOK 15, PAGE 24, RECORDS OF SAID RECORDER, LYING WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0101126, ALSO BEING THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE (30.00 FOOT NORTHERLY HALF-WIDTH) AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET FORMERLY WOOD ROAD (30.00 FOOT EASTERLY HALF-WIDTH) AS SHOWN ON SAID MAP, BOTH ACCEPTED BY RESOLUTION OF THE BOARD OF SUPERVISORS, RECORDED SEPTEMBER 11, 1952 IN BOOK 1399, PAGE 210, OF SAID OFFICIAL RECORDS;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 167.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE S 00°09'30" E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 87.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM FOR PUBLIC ROAD AND UTILITY PURPOSES THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE AFOREMENTIONED SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE N 00°09'30" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N 89°38'30" E ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 29.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 29.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE S 00°09'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET;

THENCE S 35°21'31" E A DISTANCE OF 32.96 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

THENCE N 89°38'30" E ALONG SAID PARALLEL LINE, A DISTANCE OF 119.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE S 00°09'30" E ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE;

EXHIBIT "A"
LEGAL DESCRIPTION
WASHINGTON STREET AND
KRAMERIA AVENUE
PARCEL 0080-001

THENCE S 89°38'30" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KRAMERIA AVENUE, A DISTANCE OF 167.00 FEET TO THE **POINT OF BEGINNING**

PARCEL 0080-001 NET AREA CONTAINING: 10,369 SQUARE FEET, OR 0.240 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE GROUND BASED UPON RECORD MAPS AS NOTED.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

Edward D. Hunt

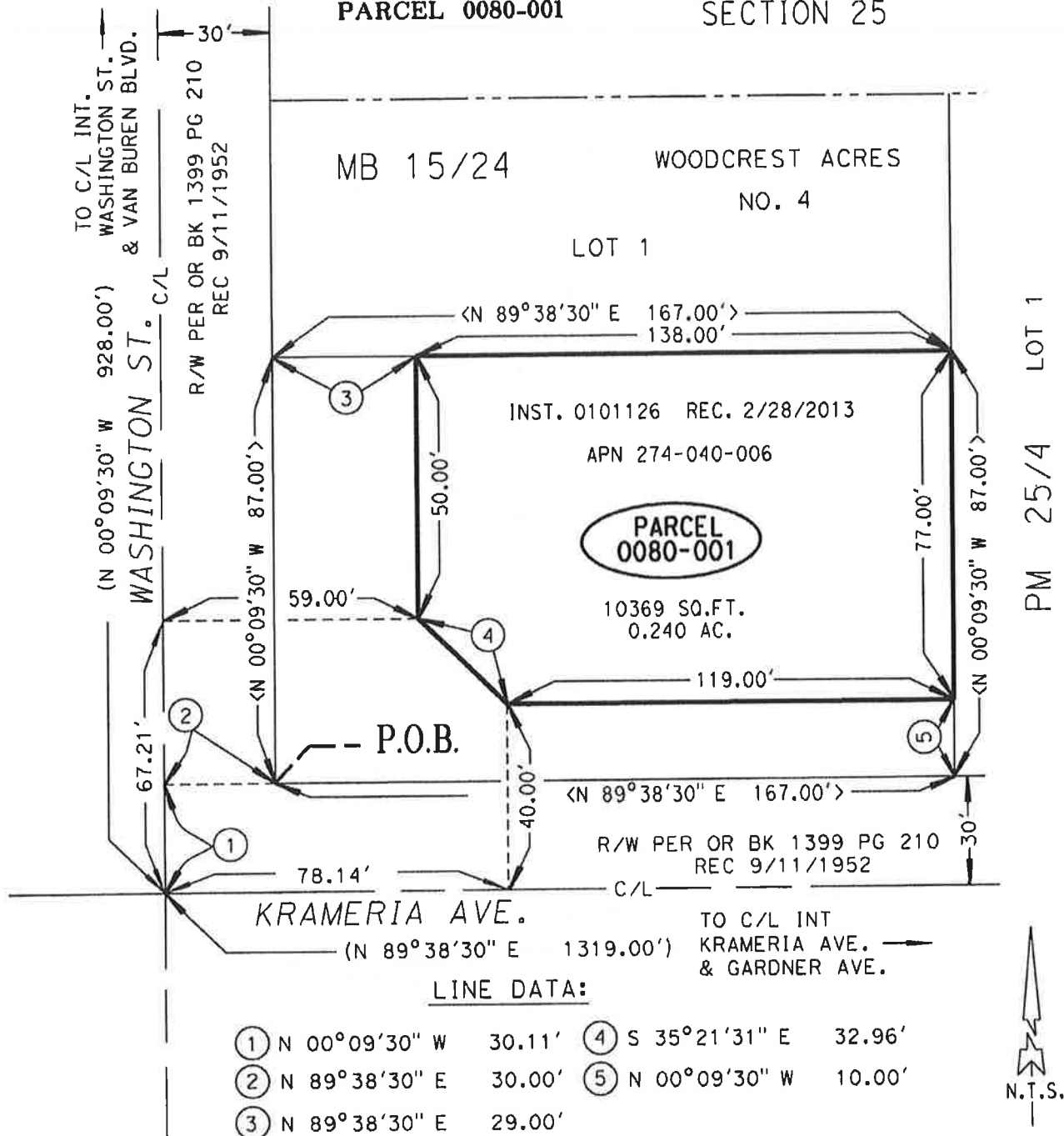
DATE: _____

4-30-2015



EXHIBIT "B"
PARCEL 0080-001

T.3S., R.5W., S.B.M.
SECTION 25



<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013
() INDICATES RECORD DATA PER MB 15/24.
ALL DISTANCES SHOWN ARE GROUND DISTANCES.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.
PROJECT: WASHINGTON & KRAMERIA AVE

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

PAR. NO.: 0080-001

PREPARED BY: JAL

SCALE: N.T.S.

DATE: DECEMBER, 2014

W.O. NO.: C5-0080

APPROVED BY: *Edward D. Hunt* DATE: 12-9-2014

SHEET 1 OF 1



NOTICE OF EXEMPTION

April 30, 2015

Project Name: County of Riverside, Resolution No. 2015-046, Authorization to Convey Real Property in Woodcrest to the Western Municipal Water District

Project Number: FM0413130443

Project Location: 16476 Washington Street, Riverside, California
Assessor Parcel Number 274-040-006 (See attached exhibits)

Description of Project: Pursuant to Government code Section 25365, the County of Riverside (County) may transfer interests in 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. The County intends to convey Fee Simple Title to real property located at 16476 Washington Street, Riverside, California, situated at the corner of Washington Street and Krameria Avenue, and identified as Assessor's Parcel Number 274-040-006 by Grant Deed to the Western Municipal Water District (WMWD). The property, which is vacant land, was recently appraised by an independent appraiser at a value of \$62,000. WMWD has agreed to pay this amount to the County to purchase the property. On April 14, 2015, the board adopted Resolution 2015-045 a Notice of Intention to Convey to WMWD. The transfer of this property will assist WMWD in their efforts to provide service to the citizens and businesses in this area of the County. The Project is limited to the sale of the property alone and would not result in any physical changes or significant effect on the environment.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15312, Sale of Surplus Government Property Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption.

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site. Further, no unusual circumstances or potential cumulative impacts would occur that may

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6486

www.rivcoeda.org

Administration
Aviation
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Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

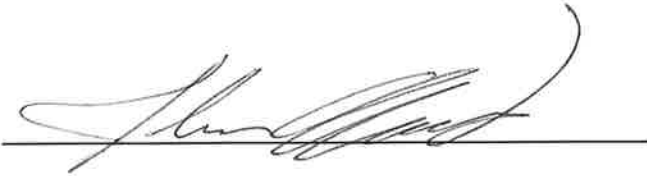
Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

reasonably create an environmental impact. The conveyance of real property will not have an effect on the environment; thus, no environmental impacts are anticipated to occur.

- Section 15312 – Sale of Surplus Government Property Exemption. The project as proposed is the sale of real property consisting of approximately 0.34 acres of vacant land. An independent appraisal conducted by the County Real Estate Division found the fair market value to be \$62,000 for this property. WMWD has agreed to pay this amount to the County to purchase the property. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- 15061 (b) (3) - General Rule “Common Sense” Exemption. The State CEQA Guidelines provides this exemption based upon the general rule that CEQA only applies to projects with the potential to cause a significant effect on the environment. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The conveyance of this surplus property will not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing site. The Project is merely the sale of existing surplus property. The sale of the property does not facilitate an increase in the intensity of use of the site. 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, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed:



Date:

4/21/15

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency



16476 Washington Street, Riverside, CA

274-040-006

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Resolution No. 2015-046, Authorization to Convey Real Property to Western Municipal Water District

Accounting String: Fund: 524830-47220-7200400000- FM0413130443

DATE: April 20, 2015

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: John Alfred, Acting Senior Environmental Planner, Economic Development Agency

Signature:



PRESENTED BY: Lorie Houghlan, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: April 20, 2015

To: Mary Ann Meyer, Office of the County Clerk

From: John Alfred, Acting Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0413130443**
Reso. No. 2015-046, Authorization to Convey Real Property to the Western Municipal Water District
Assessor Parcel Number: 274-040-006

The Riverside County's Economic Development Agency'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: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

SUBJECT: Washington/Krameria Surplus Property Sale

Location: Northeast corner of Washington & Krameria, Woodcrest



Legend



0

364

727 Feet



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... 6/25/2015 5:04:20 PM

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Notes

APN 274-040-006
Buyer: Western Municipal Water District
Purchase Price: \$60,000

Recorded at request of and return to:
Western Municipal Water District
14205 Meridian Parkway
Riverside, California 92518

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.

(Govt. Code 6103)

LH:ra/043015/443TR/17.541

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

PROJECT: WASHINGTON AND
KRAMERIA SURPLUS
APN: 274-040-006

GRANT DEED

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which are
hereby acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Grants to the WESTERN MUNICIPAL WATER DISTRICT of Riverside County, the fee
simple interest in real property in the County of Riverside, State of California, as more
particularly described as:

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

PROJECT: WASHINGTON AND KRAMERIA SURPLUS
APN: 274-040-006

Dated: _____

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

Marion Ashley, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: 
Cynthia M. Gunzel
Deputy County Counsel

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KRAMERIA AVENUE
PARCEL 0080-001

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LESS.

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UPON RECORD MAPS AS NOTED.

SEE ATTACHED EXHIBIT "B"

APPROVED BY:

Edward D. Hunt

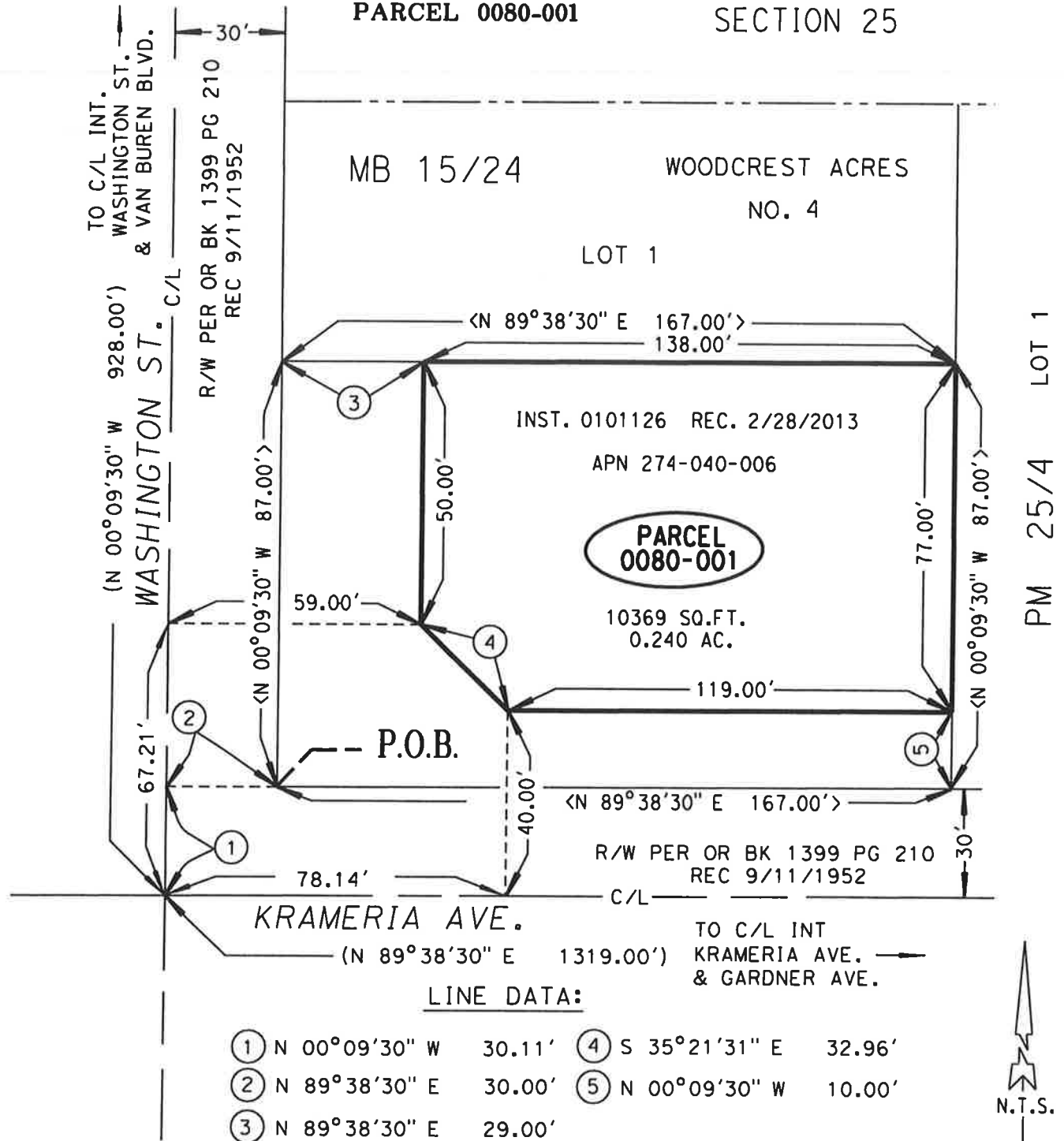
DATE:

4-30-2015



EXHIBIT "B"
PARCEL 0080-001

T.3S., R.5W., S.B.M.
SECTION 25



<> INDICATES RECORD DATA PER INST# 0101126 REC 2/28/2013
() INDICATES RECORD DATA PER MB 15/24.
ALL DISTANCES SHOWN ARE GROUND DISTANCES.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0080-001

PROJECT: WASHINGTON & KRAMERIA AVE

PREPARED BY: JAL

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

SCALE: N.T.S.

DATE: DECEMBER, 2014

W.O. NO.: C5-0080

APPROVED BY: *Edward D. Hunt* DATE: 12-9-2014

SHEET 1 OF 1