

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

*724*



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
January 6, 2009

**SUBJECT:** Adoption of County Resolution No. 2009-004, Notice of Intention to Convey a 6,005.37-Square-Foot Parcel from a Portion of Assessor's Parcel Number 456-050-004 Hemet-Ryan Airport-Third Supervisorial District

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt County Resolution No. 2009-004 Notice of Intention to Convey an Interest in Real Property located at the Hemet-Ryan Airport, County of Riverside, consisting of 6,005.37-square-foot from a portion of Assessor's Parcel Number 456-050-004 by Grant Deed to the City of Hemet; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

**BACKGROUND:** The City of Hemet desires to purchase from the County of Riverside a 6005.37-square-foot parcel from a portion of Assessor's Parcel Number 456-050-004, more particularly described in Exhibit "A," attached hereto and by this reference incorporated herein, to accomplish the city's Industrial Avenue Road Improvement Project. This city project will be of benefit to the city because it will assist in meeting the requirements of the City of Hemet General Plan and will improve traffic circulation in the area. (continued on Page 2)

*Robin Zimpfer*

RZ:DL:TE:JP:AG:HC:yk

Robin Zimpfer, Assistant County Executive Officer/EDA

S:\RealProperty\Real Property\District Projects\Dist 3\City of Hemet\NR 11-NOI COCO 11-14-08 Revised (2).doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: NO**

**SOURCE OF FUNDS: N/A**

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY: *Serena Chow*  
Serena Chow

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 12-3-09  
DATE: \_\_\_\_\_  
Departmental Concurrence

Dept't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** N/A

**District:** 3

**Agenda Number:**

**BACKGROUND** (continued):

County Counsel has approved the item as to form, and staff recommends that the Board adopt County Resolution 2009-004, giving notice of intention to convey a 6,005.37-square-foot parcel from a portion of Assessor's Parcel Number 456-050-004 located within the Hemet-Ryan Airport to the City of Hemet.

Pursuant to Government Code Section 25365, the County may convey interests in real property, or interest therein, belonging to the County with another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for County use. The County intends to sell and convey an Interest in Real Property located at the Hemet-Ryan Airport, County of Riverside, a 6005.37-square-foot portion of Assessor Parcel Number 456-050-004 by Grant Deed, more particularly described in Exhibit "A," Legal Description, attached hereto to the City of Hemet. The County of Riverside and the City of Hemet intend to enter into a Transfer Agreement that provides for each party's responsibility in this transaction.

# **EXHIBIT “A”**

**LEGAL DESCRIPTIONS**

**PTN: 456-050-004**

**EXHIBIT "A"**  
Legal Description for Right-of-Way

APN No. 456-050-004

IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 1 OF A RECORD OF SURVEY AS SHOWN BY MAP ON FILE IN BOOK 53 OF RECORDS OF SURVEY AT PAGE 18, RIVERSIDE COUNTY RECORDS, SITUATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, TRACT NO. 17586-1 AS SHOWN BY MAP ON FILE IN BOOK 126 OF MAPS, PAGES 18 THROUGH 21, INCLUSIVE, RIVERSIDE COUNTY RECORDS SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 1 OF SAID RECORD OF SURVEY;

THENCE NORTH 89°41'55" EAST ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 100.15 FEET TO A POINT ON THE EASTERLY LINE OF INDUSTRIAL WAY AS SHOWN ON SAID RECORD OF SURVEY;  
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID INDUSTRIAL WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°18'05" EAST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET;
2. THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'14", AN ARC DISTANCE OF 10.07 FEET TO A POINT THAT IS 60.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL 1;

THENCE SOUTH 89°41'55" EAST, 100.92 FEET TO A POINT ON THE WEST BOUNDARY OF SAID TRACT 17586-1;  
THENCE SOUTH 00°04'11" WEST ALONG SAID BOUNDARY, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6005.37 SQUARE FEET OR 0.138 ACRES.



Marvin L. Lancaster, LS 6054

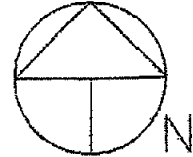


IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# LEGAL DESCRIPTION PLAT

BEING THAT PORTION OF PARCEL 1 OF A RECORD OF SURVEY AS  
 SHOWN BY MAP ON FILE IN BOOK 53 OF RECORDS OF SURVEY AT  
 PAGE 15, RIVERSIDE COUNTY RECORDS, SITUATED IN SECTION 17,  
 T. 5 S., R. 1 W., S.B.B.M.

SCALE : 1" = 60'

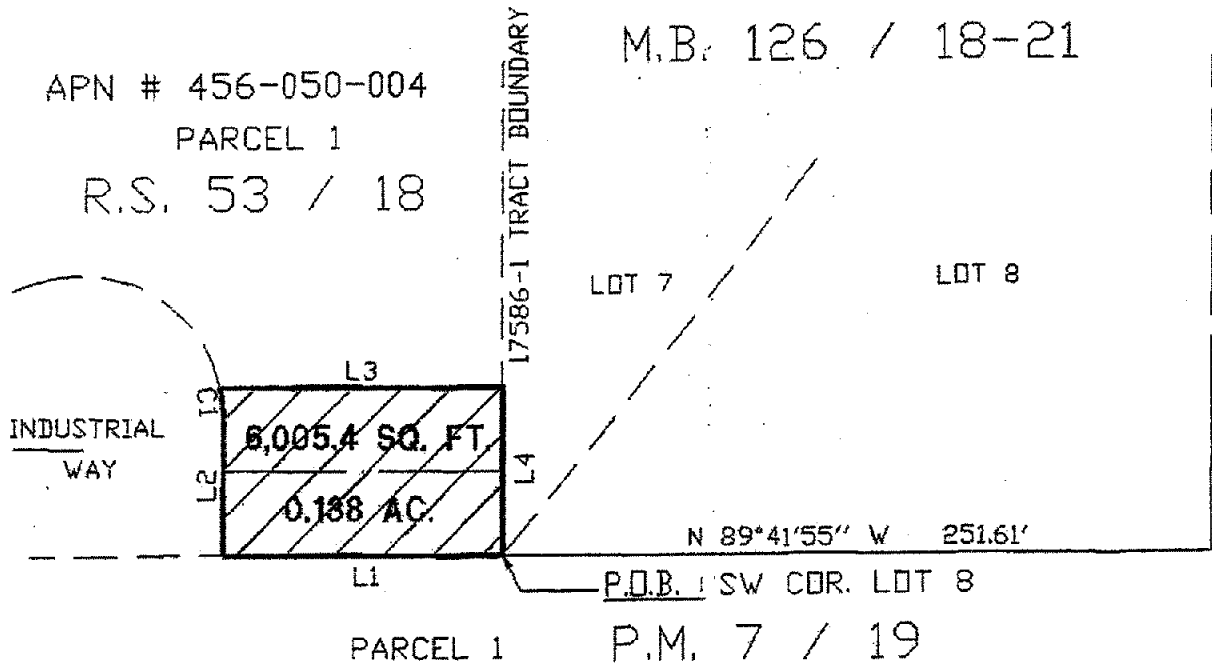


M.B. 126 / 18-21

APN # 456-050-004

PARCEL 1

R.S. 53 / 18

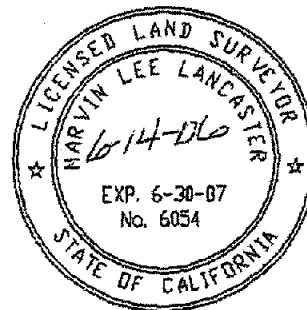


### LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°41'55" W	100.15'
L2	N 00°18'05" E	50.00'
L3	S 89°41'55" E	100.92'
L4	S 00°04'11" W	60.00'

### CURVE DATA TABLE

NUMBER	Delta	R'	L'
C1	11°32'14"	50.00	10.07



*Marvin Lancaster*  
 MARVIN L. LANCASTER, LS 6054



1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2 RESOLUTION NO. 2009-004

3 NOTICE OF INTENTION TO CONVEY A 6,005.37 SQUARE FOOT PARCEL FROM A  
4 PORTION OF ASSESSOR'S PARCEL NUMBER 456-050-004 TO THE CITY OF  
5 HEMET LOCATED AT THE HEMET/RYAN AIRPORT  
6 (Third Supervisorial District)

7 **WHEREAS**, the County of Riverside ("County") is the owner and sponsor of the  
8 Hemet Ryan Airport (HRA);

9 **WHEREAS**, the Board of Supervisors has the authority to hold and dispose of  
10 County property under Government Code Sections 25520, 25521 and 25365;

11 **WHEREAS**, the Economic Development Agency ("EDA") is the operator of the  
12 HRA which is subject to federal grant assurances and obligations;

13 **WHEREAS**, the County currently owns approximately 9.74 acres of vacant land  
14 also known as Assessor's Parcel Number 456-050-004; located adjacent to the  
15 southeast area of the HRA and to the east of the newly constructed Hemet Fire Station;

16 **WHEREAS**, the County wishes to convey and sell a 6,005.37 square foot parcel  
17 (the "Property") more particularly described in Exhibit "A", attached hereto and by this  
18 reference incorporated herein from a portion of Assessor's Parcel Number 456-050-004  
19 to the City of Hemet ("City");

20 **WHEREAS**, the County has determined that the Property has no aviation  
21 purpose and, as such, is surplus to the HRA and County's needs;

22 **WHEREAS**, the conveyance and sale of the Property to the City will enable the  
23 City to accomplished the City's Industrial Avenue Road Improvement Project ("City  
24 Project");

25 **WHEREAS**, this City Project will be of benefit to the City because it will assist in  
26 meeting the requirements of the City of Hemet General Plan;

27 **WHEREAS**, based on an independent fee appraisal report, the sell price for the  
28 Property is \$27,024, which is consistent with the property values in the surrounding  
area;

**WHEREAS**, the Property will be sold from the County to the City pursuant to

1           **WHEREAS**, the Property will be sold from the County to the City pursuant to  
2 Government Code Section 25365.

3           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of  
4 Supervisors of the County of Riverside, State of California, in regular session  
5 assembled on January 6, 2009, as follows:

6           1. That the Board of Supervisors hereby finds and declares that the above  
7 recitals are true and correct; and

8           2. That the Board of Supervisors intends to convey to the City of Hemet  
9 certain real property described above; and

10          3. That the County of Riverside and the City of Hemet intend to enter into a  
11 transfer agreement for the sale price of the Property is \$27,024; and

12          4. That the Board of Supervisors intends to meet to conclude the proposed  
13 transaction on or after January 13, 2009, in the meeting room of the Board of  
14 Supervisors, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside,  
15 California, 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board  
16 permits.

17           **BE IT FURTHER RESOLVED** that the Clerk of the Board is directed to give notice  
18 of this sale pursuant to Government Code Section 6061.

19           **BE IT FURTHER RESOLVED AND DETERMINED** that the interest to be conveyed is  
20 compatible and does not interfere with the County's use and is required for use by the City.

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gungzel 11-3-08*  
DATE  
SYNTHIA M GUNZEL  
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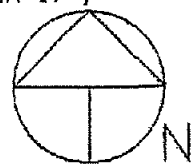
Marvin L. Lancaster, LS 6054



IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**LEGAL DESCRIPTION PLAT**

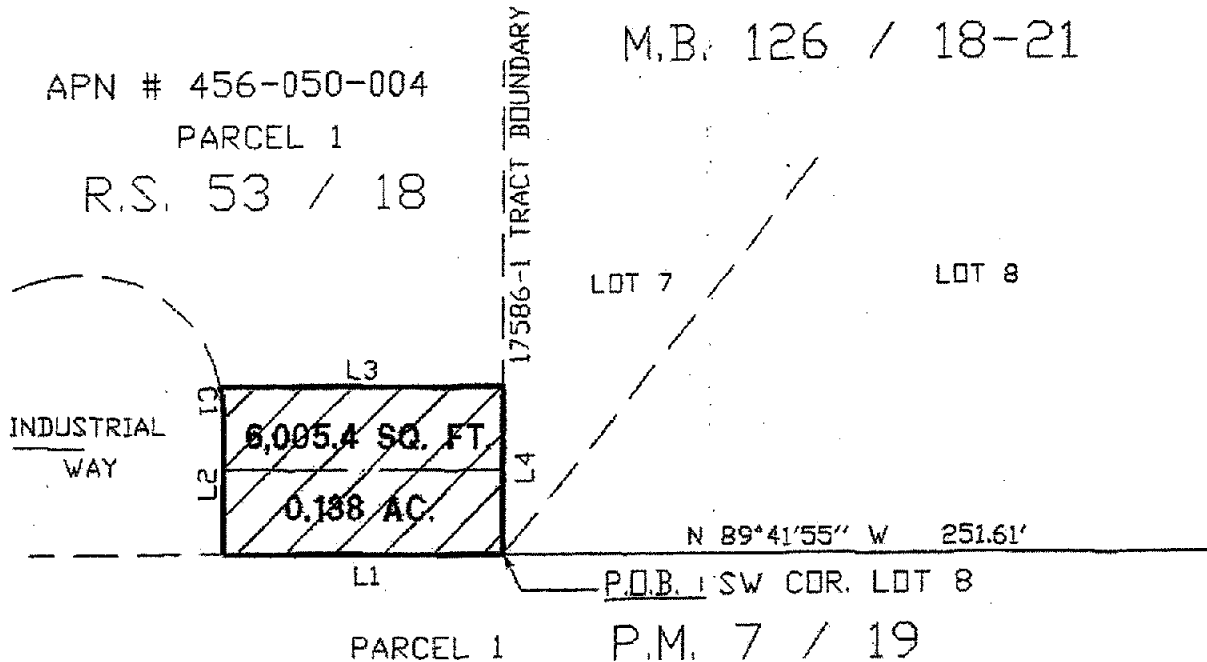
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APN # 456-050-004  
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 R.S. 53 / 18

M.B. 126 / 18-21



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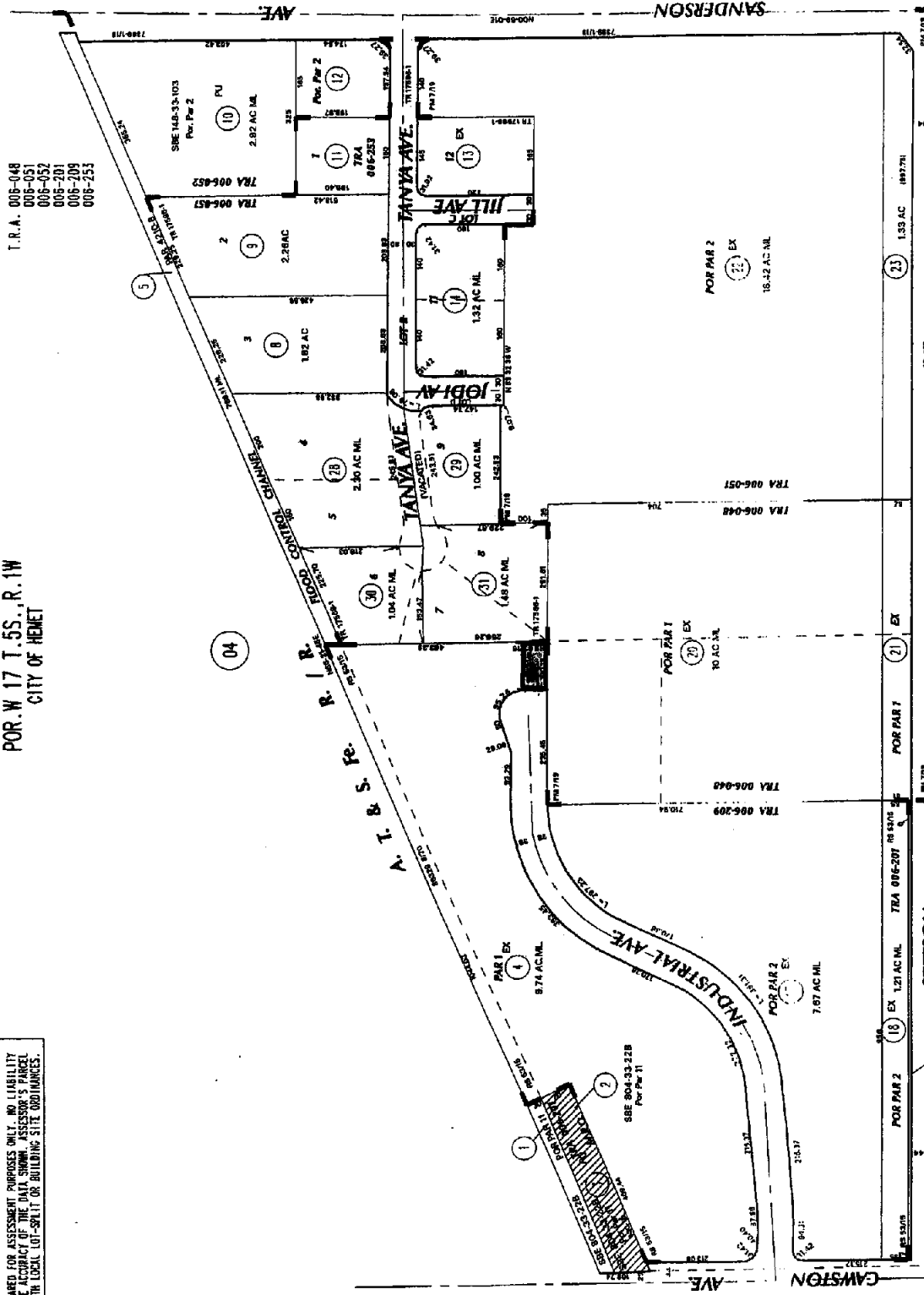
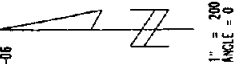
*Marvin L. Lancaster*  
 MARVIN L. LANCASTER, LS 6054

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAPS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 20 2008

POR. W 17 T. 5S., R. 1W  
CITY OF HEMET

456-05  
453-06



LOT	AC. NUMBER	TRA. NUMBER
1	1.11	304-328
2	1.11	304-328
3	1.11	304-328
4	1.11	304-328
5	1.11	304-328
6	1.11	304-328
7	1.11	304-328
8	1.11	304-328
9	1.11	304-328
10	1.11	304-328
11	1.11	304-328
12	1.11	304-328
13	1.11	304-328
14	1.11	304-328
15	1.11	304-328
16	1.11	304-328
17	1.11	304-328
18	1.11	304-328
19	1.11	304-328
20	1.11	304-328
21	1.11	304-328
22	1.11	304-328
23	1.11	304-328
24	1.11	304-328
25	1.11	304-328
26	1.11	304-328
27	1.11	304-328
28	1.11	304-328
29	1.11	304-328
30	1.11	304-328

Feb 2008

PM 7/19 PARCEL MAP 4643  
MB 126/18-21 TRACT 17566-1  
RS 55/15 RECORD OF SURVEY

BK 460

= SUBJECT PROPERTY

DATE: 03/18/08  
18 59/08

ASSESSOR: MAP 84455 PG. 05  
Riverside County, Calif.