

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 11/17/14

Departmental Concurrence

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

5/5



FROM: Economic Development Agency/Facilities Management

SUBMITTAL DATE:
 November 25, 2014

SUBJECT: Resolution No. 2014-201, Authorization to Convey Fee Simple Interest Real Property in the City of Menifee to the City of Menifee, District 3 / District 5, CEQA Exempt, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the activity to be exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061, General Rule "Common Sense" Exemption;
2. Adopt Resolution No. 2014-201, Authorization to Convey Fee Simple Interest in Real Property located in the City of Menifee, County of Riverside, Assessor's Parcel Number 351-071-010 by Grant Deed;
3. Authorize the Chairman of the Board of Supervisors to execute the documents to complete the conveyance of real property and this transaction;

(Continued)

[Signature]

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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: N/A				Budget Adjustment: No	
				For Fiscal Year: 2014/15	

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: 3.9 of 12/05/06; 3.22 of 1/9/07 | District: 3/5 | Agenda Number:

3-12

RECOMMENDED MOTION: (Continued)

4. Authorize the Assistant County Executive Office/EDA, or his designee, to execute any other documents to complete this transaction; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

BACKGROUND:

Summary

The County intends to convey fee simple interest in the 2.18 acre property located in the Quail Valley area of the City of Menifee, County of Riverside, to the City of Menifee, reference as Assessor's Parcel Number 351-071-010, depicted in Exhibits A, attached hereto, (Property) by Grant Deed. The City annexed the Quail Valley area, including the subject Property, on October 1, 2008.

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 the Government Code, if the property or interest therein to be conveyed is not required for county use.

The County acquired the Property in 2007 from Santa Ana Partners, a California General Partnership for the future use as a multi-purpose, community service center providing a variety of services including, but not limited to: child care, after-school care, recreation, counseling, health and nutrition, education, literacy, and emergency services.

The Property was purchased utilizing Community Development Block Grant (CDBG) funds that are subject to the standards and conditions described in 24 CFR 570.505. These standards and conditions require that the Property's use meet an eligible CDBG activity requirement (24 CFR Part 570.201) and a National Objective of the CDBG program (24 CFR Part 570.201). Upon transfer of the Property to the City, compliance with the standards and conditions described in 24 CFR 570.505 shall be the obligation of the City until five years after closeout of the County of Riverside's participation in the Urban County Entitlement CDBG program.

On December 2, 2014, the Board approved Resolution No. 2014-200, Notice of Intention to Convey Fee Simple Interest Real Property in the City of Menifee to the City of Menifee.

This activity is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15061, General Rule "Common Sense" Exemption;

Impact on Residents and Businesses

When fully developed by the City, the Property will provide a variety of essential community and quality of life services to residents in the Quail Valley area.

This Form11 has been reviewed and approved by County Counsel as to legal form.

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency/Facilities Management
FORM 11: Resolution No. 2014-201, Authorization to Convey Fee Simple Interest Real Property in the City of Menifee to the City of Menifee, District 3 / District 5, CEQA Exempt, [\$0]
DATE: November 25, 2014
PAGE: 3 of 3

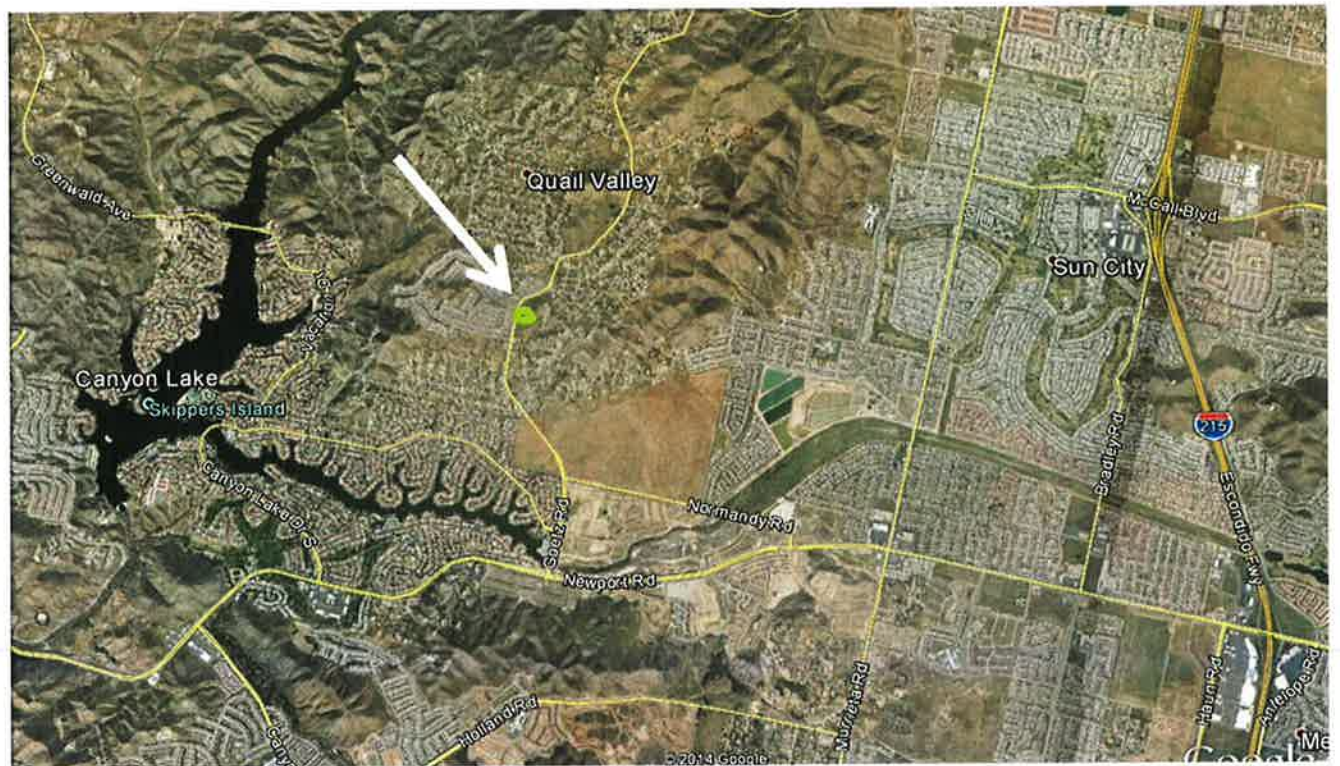
SUPPLEMENTAL:
Additional Fiscal Information

There is no additional Net County Cost associated with this project and no budget adjustment is required.

Attachments:
Map
Notice of Exemption
Grant Deed

MAP

ASSESSOR'S PARCEL NUMBER: 351-071-010



1 Board of Supervisors

County of Riverside

2 Resolution No. 2014-201

3 Authorization to Convey Real Property

4 in the City of Menifee, County of Riverside, California

5 Assessor's Parcel Number 351-071-010 by Grant Deed

6
7 WHEREAS, the land consisting of 2.18 acres was acquired by the County of
8 Riverside in 2007 for the future use as a multi-purpose, community service center
9 providing a variety of services including, but not limited to: child care, after-school care,
10 recreation, counseling, health and nutrition, education, literacy, and emergency
11 services;

12 WHEREAS, the City of Menifee incorporated the Quail Valley area, including the
13 subject Property, in October 2008;

14 WHEREAS, the land is not required for the County's use; and

15 WHEREAS, the City of Menifee and the County of Riverside concur that it would
16 be in both parties best interest to transfer the land to the City; therefore,

17 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
18 Supervisors of the County of Riverside, California, in regular session assembled on
19 December 9, 2014 at 9:00 a.m., in the meeting room of the Board of Supervisors
20 located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
21 Riverside, California, authorizes the conveyance to the City of Menifee the following
22 described real property: Certain real property located in the City of Menifee, County of
23 Riverside, State of California, identified by and as assessor parcel number 351-071-
24 010 by Grant Deed and, more particularly described in Exhibit "A" Legal Description,
25 attached hereto and thereby made a part hereof.

26 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the
27 Board of Supervisors of the County of Riverside is authorized to execute the
28 documents to complete the conveyance of real property and this transaction.

FORM APPROVED COUNTY COUNSEL
BY:  11/13/14

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BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive Officer/EDA or his designee, is authorized to execute any other documents to complete this transaction.

BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to file the Notice of Exemption with the County Clerk.

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

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcels 2 and 3 of a Record of Survey on file in Book 27, Pages 26 and 27, in the Office of the County Recorder of Riverside County, California, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2, said point lying on the Easterly right of way line of Goetz Road (30-foot half width);

Thence South $02^{\circ}25'00''$ East, 234.00 feet along said right of way parallel with and 30 feet Easterly of the centerline of Goetz Road, to the beginning of a tangent curve concave to the Northeast, having a radius of 16.00 feet;

Thence Southeasterly 25.13 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$ to a point on the Northerly right of way line of Juanita Drive (25-foot half-width);

Thence North $87^{\circ}35'00''$ East, 174.00 feet along said right of way parallel with and 25 feet Northerly of the centerline of Juanita Drive to the beginning of a tangent curve concave to the Northwest having a radius of 375.00 feet.

Thence Northeasterly 301.07 feet along the arc of said curve through a central angle of $46^{\circ}00'00''$ to the most Easterly corner of said Parcel 3;

Thence North $48^{\circ}25'00''$ West, 375.00 feet along the Easterly line of said Parcel 3 to the northern most corner of said Parcel'

Thence South $02^{\circ}25'00''$ East, 125 feet to the Northeast corner of said Parcel 2.

Thence South $87^{\circ}35'00''$ West, 190.00 feet along the North line of said parcel 2 feet to the point of beginning.

Shown as Parcel 1 of Certificate of Parcel Merger No. 1042, recorded December 11, 1998 as Instrument No. 538906 of Official Records, Records of said County.

Assessor's Parcel No: 351-071-010

Recorded at request of and return to:
City of Menifee
City Hall
29714 Haun Road
Menifee, CA 92586

FREE RECORDING
This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

CO:ra/102414/243FM/17.073

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

APN: 351-071-010

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 ("County")

Grants(s) to the City of Menifee, a municipal corporation, ("City") the real property in the City of Menifee, County of Riverside, State of California, as more particularly described on Exhibit "A" attached hereto and made a part hereof, subject to the standards and conditions described in §24 CFR 570.505, applied to real property, described herein, within the City control which was acquired or improved using County of Riverside Community Development Block Grant (CDBG) funds. These standards shall apply from the date CDBG funds were first spent for the property until five years after closeout of the County of Riverside's participation in the Urban County Entitlement CDBG program.

RECITAL

WHEREAS, the property was originally purchased by the County to be used as a multi-purpose, community service center providing a variety of services including, but not limited to: child care, after-school care, recreation, counseling, health and nutrition, and emergency services, to the unincorporated community of Quail Valley.

AGREEMENT

A. The City may not change the above described use or planned use of the property (including the beneficiaries of such use) from that for which the acquisition or improvement was made unless the County and City can provide affected citizens with reasonable notice of, and opportunity to comment on, any proposed change, and either:

- (1) The new use of such property qualifies as meeting one of the national objectives in §24 CFR 570.208 and is not a building for the general conduct of government; or
- (2) The requirements in Paragraph B are met.

B. If the County determines, after consultation with affected citizens, that it is appropriate to change the use of the property to a use which does not qualify under Paragraph A(1), the City will be authorized to either retain or dispose of the property for the changed use if the County of Riverside's Urban County Entitlement CDBG program is reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, and improvements to, the property.

C. If the change of use occurs after closeout of the County of Riverside's Urban County Entitlement CDBG program, the provisions governing income from the disposition of the real property in § 570.504(b)(4) or (5), as applicable, shall apply to the use of funds reimbursed.

D. Following the reimbursement of the County of Riverside's Urban County Entitlement CDBG program in accordance with Paragraph B, the property no longer will be subject to any CDBG requirements.

Dated: _____

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

By: _____
Marion Ashley, Chairman
Board of Supervisors

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature _____

[SEAL]

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal:

Signature _____

[SEAL]

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Thence South $02^{\circ}25'00''$ East, 234.00 feet along said right of way parallel with and 30 feet Easterly of the centerline of Goetz Road, to the beginning of a tangent curve concave to the Northeast, having a radius of 16.00 feet;

Thence Southeasterly 25.13 feet along the arc of said curve through a central angle of $90^{\circ}00'00''$ to a point on the Northerly right of way line of Juanita Drive (25-foot half-width);

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Shown as Parcel 1 of Certificate of Parcel Merger No. 1042, recorded December 11, 1998 as Instrument No. 538906 of Official Records, Records of said County.

Assessor's Parcel No: 351-071-010



Date: October 21, 2014

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 # FM0417200243**
Quail Valley Property Conveyance
Menifee, California 92587; Assessor Parcel Number: 351-071-101

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



NOTICE OF EXEMPTION

October 23, 2014

Project Name: County of Riverside, Quail Valley Land Conveyance

Project Number: FM0417200243

Project Location: Menifee, California; Assessor Parcel Number: 351-071-101;
Latitude: 33° 41' 46.51", Longitude: -117° 14' 31.64" (See attached exhibit).

Description of Project: The County of Riverside (County) intends to convey fee simple interest in the 2.18 acre property located at the north east corner of Goetz Road and Juanita Drive in the Quail Valley area of the City of Menifee, County of Riverside, to the City of Menifee (City), referenced as Assessor's Parcel Number 351-071-010, depicted in Exhibits A, attached hereto (property), by Grant Deed. The City annexed the Quail Valley area, including the subject property, on October 1, 2008. The property is currently vacant with no existing structures or facilities. Upon incorporation, the City assumed responsibility for the property, but title ownership was not transferred. The County now intends to transfer title of the property to the City. 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 the Government Code, if the property or interest therein to be conveyed is not required for county use.

The County acquired the property in 2007 from Santa Ana Partners, a California General Partnership for the future use as a multi-purpose, community service center. The property was purchased utilizing Community Development Block Grant funds that are subject to the standards and conditions described in 24 CFR 570.505. Upon transfer of the property to the City, compliance with the standards and conditions described in 24 CFR 570.505 shall be the obligation of the City.

The transfer title of the property does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. At this time there are no planned construction or development projects proposed or envisioned for the property in the near future and any attempt at evaluating physical impacts related to development at this time would be wholly speculative and would provide no meaningful input or analysis. Any future activity or project at the location would require CEQA review from the lead agency.

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: California Environmental Quality Act (CEQA) Guidelines, Section 15061, General Rule "Common Sense" Exemption.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

www.rivcoeda.org

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Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

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. No physical environmental impacts are anticipated to occur and any future development projects at the property would require a full evaluation under CEQA at that time. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The transfer of real property will not have an effect on the environment; thus, no environmental impacts are anticipated to occur.

- Section 15061 (b) (3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. The conveyance of real property from one agency to another does not allow for any construction activities and any future construction activity or project at the location would require CEQA review from the lead agency. Any potential change of use or future project is not planned and any evaluation under CEQA would be wholly speculative at this time. The site is currently vacant and is located in an existing developed area in the City of Menifee with no areas of environmental sensitivity or biological value. 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 exemption above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 10/23/14

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



RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Department of Mental Health, Real Property Authorization to Purchase and
First Amendment to the Purchase and Sale Agreement**

Accounting String: 524830-47220-7200400000- FM0417200243

DATE: October 23, 2014

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: Craig Olsen, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -