

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 1/27/15

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

521



**FROM:** Economic Development Agency/Facilities Management

**SUBMITTAL DATE:**  
 March 26, 2015

**SUBJECT:** Resolution No. 2015-010, Authorization to Convey Fee Simple Title to Real Property in San Jacinto by Grant Deed to the Eastern Municipal Water District, CEQA Exempt, District 3, [\$14,700], 100% Sale Proceeds

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

1. Find that that the sale of the 1.12 acres of vacant land identified as Assessor's Parcel Number 433-130-022 located in San Jacinto, 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; and direct the Clerk of the Board to file the Notice of Exemption with the Clerk of the Board; and
2. Adopt Resolution No. 2015-010, Authorization to Convey Fee Simple Title to Real Property located in the County of Riverside, Assessor's Parcel Number 433-130-022 by Grant Deed to the Eastern Municipal Water District.

**BACKGROUND:**

**Summary** (Commences on Page 2)

*[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	\$ 14,700	\$ 0	\$ 14,700	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** 100% Sale Proceeds  
 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**

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY: *[Signature]*  
 Esteban Hernandez  
 Departmental Concurrence

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

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

Economic Development Agency/Facilities Management

**FORM 11:** Resolution No. 2015-010, Authorization to Convey Fee Simple Title to Real Property in San Jacinto by Grant Deed to the Eastern Municipal Water District, CEQA Exempt, District 3, [\$14,700], 100% Sale Proceeds

**DATE:** March 26, 2015

**PAGE:** 2 of 2

**BACKGROUND:**

**Summary**

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 in San Jacinto, County of Riverside, Assessor's Parcel Number 433-130-022 by Grant Deed, more particularly described in Exhibit A, Legal Description and Exhibit B for each respective real property interest, attached hereto, to the Eastern Municipal Water District (EMWD.)

The property is a narrow strip of vacant land situated adjacent to Ramona Boulevard, lacking in utility due to its shape. For the County, this parcel is an uneconomic remnant. For EMWD, it provides them with direct street access to their adjacent properties to the east.

The property was recently appraised by an independent appraiser at a value of \$54,000. EMWD has agreed to pay this amount to the County to purchase the property.

This resolution 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	\$ 1,200
Preliminary Title Report	\$ 400
Appraisal	\$ 3,100
Acquisition Administration	\$ 10,000
<b>Total Estimated Acquisition Costs:</b>	<b>\$ 14,700</b>

**Attachments:**

Resolution 2015-010

Notice of Exemption

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RESOLUTION NO. 2015-010

Authorization to Convey Real Property San Jacinto, California

Assessor's Parcel Number 433-130-022 by Grant Deed

WHEREAS, the land consisting of 1.12 acres was acquired by the County of Riverside for a road widening project and the land was deemed an uneconomical remnant;

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

WHEREAS, the County of Riverside desires to transfer the land to the Eastern Municipal Water District for use by the district for the consideration of \$54,000 (Fifty-Four Thousand Dollars) now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, California, in regular session assembled on April 7, 2015, at 9:00 a.m., in the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the conveyance to the Eastern Municipal Water District the following described real property: Certain real property located in San Jacinto, State of California, identified by and as assessor parcel number 433-130-022 by Grant Deed, more particularly described in Exhibit "A" Legal Description attached hereto and thereby made a part hereof.

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

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.

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///  
///

FORM APPROVED COUNTY COUNSEL

BY:  PATRICIA MUNROE  
DATE: 1/26/15

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

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## EXHIBIT "A"

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

In the City of San Jacinto, County of Riverside, State of California, that portion of Lot 66 as shown on the "San Jacinto Land Association Map" recorded in Map Book 8, Page 357, Records of San Diego County, described as follows:

Commencing at the North One Quarter corner of Section 36, Township 4 South, Range 1 West, as shown on Record of Survey recorded in Book 33, Pages 48 through 62, Records of Riverside County;

Thence South 89°44'55" West along the North line of said Section 36, a distance of 164.87 feet to a point on the Westerly line of Parcel 4020-116A as shown on said Record of Survey, said point being the true point of beginning;

Thence South 23°53'44" East, along said Westerly line, a distance 190.66 feet to a tangent curve, concave Northeasterly and having a radius of 10,070.00 feet;

Thence Southerly continuing along said Westerly line, through a central angle of 01°13'10" an arc length of 213.42 feet to a point on the North-South center section line as shown on said Record of Survey;

Thence South 00°14'16" East, along said center section line, a distance of 676.38 feet to the most Northerly corner of Parcel 4020-1168 as shown on said Record of Survey;

Thence South 55°23'40" East, along the Northerly line of said Parcel 4020-116B, a distance of 12.65 feet, to a point in a non-tangent curve, concave Easterly, having a radius of 1,929.00 feet, through which a radial line bears North 77°44'10" East;

Thence Northerly, through a central angle of 08°13'57" an arc distance of 277.17 feet;

Thence North 04°01'53" West, a distance of 213.00 feet to the beginning of a tangent curve, concave Westerly and having a radius of 2,471.00 feet;

Thence Northerly, through a central angle of 13°22'26" an arc distance of 566.97 feet to a point on said North line of Section 36;

Thence North 89°44'55" East, along said North line, a distance of 2.69 feet to the point of beginning.

Assessor's Parcel No: 433-130-022



## NOTICE OF EXEMPTION

January 28, 2015

**Project Name:** County of Riverside, San Jacinto Eastern Municipal Water District Surplus Sale

**Project Number:** FM0417200233

**Project Location:** San Jacinto, County of Riverside; Easterly of Ramona Express and Northerly of Lake Park Drive  
Latitude: 33° 47' 11.41", Longitude: -116° 56' 13.8"; Assessor Parcel Number 433-130-022 (See attached exhibit).

**Description of Project:** The County of Riverside intends to convey Fee Simple Title to Real Property located in San Jacinto, County of Riverside, Assessor's Parcel Number 433-130-022 by Grant Deed to the Eastern Municipal Water District (EMWD.) The property is a narrow strip of vacant land situated adjacent to Ramona Boulevard, lacking in utility due to its shape. For the County, this parcel is an uneconomic remnant. For EMWD, it provides them with direct street access to their adjacent properties to the east.

The property was recently appraised by an independent appraiser at a value of \$54,000. 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 transfer 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. Any future activity or project at the location would require CEQA review from the lead agency for any changes to the property initiated in the future by either the County or EMWD. Further, at this time there are no planned construction or development projects proposed or envisioned for the property in question 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.

**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.

**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

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

[www.rivcoeda.org](http://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

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 and the mere transfer of ownership interest will not allow for any development, construction, or change of use that may create a future direct or indirect physical environmental impact; 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 will not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The site is located in close proximity to a developed area. At present, there are no existing plans for future development or changes to the existing site and any evaluation under CEQA would be wholly speculative at this time. Therefore, in no way would the mere transfer of property between the County and EMWD 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: 1/28/15

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

### San Jacinto EMWD Surplus Sale



**Selected parcel(s):**  
433-130-022

**\*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...Tue Dec 09 12:28:12 2014  
Version 131127



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: San Jacinto Eastern Municipal Water District Surplus Sale**

**Accounting String: 524830-47220-7200400000- FM0417200233**

DATE: December 12, 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: Lorie Houghlan, Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_



Date: December 12, 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 # FM0417200233**  
San Jacinto EMWD Surplus Sale – Easterly of Ramona Express and Northerly of Lake Park Dr.  
Assessor Parcel Number: 433-130-022

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 10<sup>th</sup> Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.**

Attachment

cc: file

Recorded at request of and return to:  
Eastern Municipal Water District  
2270 Trumble Road  
P.O. Box 8300  
Perris, California 92572-8300

**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.tg/040615/233FM/17.500

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

PROJECT: SAN JACINTO REMNANT  
APN: 433-130-022

## 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 EASTERN MUNICIPAL WATER DISTRICT, a Public Agency of the State of California, 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: SAN JACINTO REMNANT  
APN: 433-130-022

Dated: \_\_\_\_\_

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

\_\_\_\_\_  
Marion Ashley, Chairman  
Board of Supervisors

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_,  
*Date Here Insert Name and Title of the Officer*

personally appeared \_\_\_\_\_,  
*Name(s) of Signer(s)*

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 \_\_\_\_\_  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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Assessor's Parcel No: 433-130-022