

946



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

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 9, 2016

**SUBJECT:** Resolution No. 2016-086, Authorization to Convey Fee Simple Interest in Real Property located in the City of Lake Elsinore to the City of Lake Elsinore, District 1, CEQA Exempt, [\$45,000]; Proceeds from Sale of County Property (Fund 11183) 100%

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

1. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt Resolution No. 2016-086, Authorization to Convey Fee Simple Interests in Real Property located in the City of Lake Elsinore, County of Riverside, Assessor's Parcel Number 374-252-002 by Quitclaim Deed;

(Continued)

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	\$ 45,000	\$ 0	\$ 45,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
<b>SOURCE OF FUNDS:</b> Proceeds from Sale of County Property (Fund 11183) 100%				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2015/16	

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

APPROVE

BY:   
Rohini Dasika

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
BY:   
GREGORY P. PRIAMOS  
DATE: 4/20/16

Departmental Concurrence

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

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

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-086, Authorization to Convey Fee Simple Interest in Real Property located in the City of Lake Elsinore to the City of Lake Elsinore, District 1, CEQA Exempt, [\$45,000]; Proceeds from Sale of County Property (Fund 11183) 100%

**DATE:** June 9, 2016

**PAGE:** 2 of 3

## **RECOMMENDED MOTION: (Continued)**

3. Authorize the Chairman of the Board of Supervisors to execute the Quitclaim Deed and any documents to complete the conveyance of real property and this transaction;
4. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents to complete this transaction;
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by this Board; and
6. Ratify and authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$45,000 from Fund 11183.

## **BACKGROUND:**

### **Summary**

On January 7, 1963 the property was conveyed via Grant Deed from the City of Lake Elsinore to the County of Riverside with a reversionary clause that stated "in the event that the premises herein conveyed shall cease to be used by the Grantee for County Government purposes and the maintenance of a building or buildings thereon for such uses, the property shall revert to the City of Lake Elsinore, free and clear of any claim of the Grantee to own or possess the same." The property was previously used by the County as a Sheriff Station. A new Sheriff Station was built across the street so the property is no longer in use by the County.

Pursuant to Government Code Section 25365, the County may transfer interests in real property, 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 of Riverside intends to convey a Fee Simple Interest in Real Property located in the Lake Elsinore area, County of Riverside, Assessor's Parcel Number 374-252-002 by Quitclaim Deed, to the City of Lake Elsinore, more particularly described in Exhibit A, Legal Description attached hereto, attached to Resolution 2016-086, and depicted in the aerial image.

On May 17, 2016, the Board of Supervisors adopted Resolution 2016-085, Notice of Intention to Convey Fee Simple Interest in Real Property located in the City of Lake Elsinore.

Resolution No. 2016-086 has been reviewed and approved as to legal form by County Counsel.

### **Impact on Citizens and Businesses**

The facility has been vacant for more than a decade and any new use has the potential for drawing more people to the downtown area and increasing opportunities for business and improving the quality of life for Lake Elsinore residents.

## **SUPPLEMENTAL:**

### **Additional Fiscal Information**

No net County cost will be incurred and no budget adjustment is necessary, however the Economic Development Agency's Real Estate Division has incurred costs associated with this transaction. County Counsel and the Real Estate cost in the approximate amount of \$45,000 as itemized below; will be reimbursed from Fund 11183.

(Continued)

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-086, Authorization to Convey Fee Simple Interest in Real Property located in the City of Lake Elsinore to the City of Lake Elsinore, District 1, CEQA Exempt, [\$45,000]; Proceeds from Sale of County Property (Fund 11183) 100%

**DATE:** June 9, 2016

**PAGE:** 3 of 3

Staff Labor Costs	\$19,950
Preliminary Title Report	\$ 400
Phase I	\$ 5,900
Phase II	\$18,750
Total Costs	\$45,000

Attachments:

Resolution and Exhibit A

Aerial Image

Quitclaim Deed and Legal Description

Notice of Exemption

FORM APPROVED COUNTY COUNSEL  
4/19/16  
DATE  
BY: R. TODD FRAHM

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 RESOLUTION NO. 2016-086

3 Authorization to Convey Real Property located  
4 in the City of Lake Elsinore, County of Riverside, California, by Quitclaim Deed  
5 Assessor's Parcel Number 374-252-002

6  
7 WHEREAS, the land consisting of 1.45 acres identified as Assessor's Parcel Number  
8 374-252-002 ( the "Property") was conveyed to the County of Riverside by the City of Lake  
9 Elsinore with a Deed restriction that if the Property was no longer being used for County  
10 government purposes, it would revert to the City of Lake Elsinore free and clear of any claim of  
11 grantee to own or possess the same;

12 WHEREAS, the County has reviewed and determined the sale of the Property as  
13 categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State  
14 CEQA Guidelines Section 15061 (b)(3), General Rule Exemption; and because the proposed  
15 project is the sale of real property involving the transfer of title to the real property that is no  
16 longer needed for the use by or purposes of the County, does not have significant value for  
17 wildlife habitat or other environmental purposes and the use of the property and adjacent  
18 property has not changed since the time of acquisition by the County;

19 WHEREAS, the Property is no longer used for County government purposes;

20 WHEREAS, the County desires to convey the Property to the City of Lake Elsinore; now  
21 therefore;

22 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the  
23 County of Riverside, California, in regular session assembled on June 21, 2016 at 9:30 a.m., in  
24 the meeting room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County  
25 Administrative Center, 4080 Lemon Street, Riverside, California, authorizes the conveyance to  
26 the City of Lake Elsinore the following described real property: Certain real property located in  
27 the City of Lake Elsinore, County of Riverside, State of California, identified by and as  
28

1 Assessor Parcel Number 374-252-002 by Quitclaim Deed and, more particularly described in  
2 Exhibit "A" Legal Description, attached hereto and thereby made a part hereof.

3 BE IT FURTHER RESOLVED AND DETERMINED AND ORDERED that the Chairman  
4 of the Board of Supervisors of the County of Riverside is authorized to execute the Quitclaim  
5 Deed and any other documents to complete the conveyance of real property and this  
6 transaction.

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

10 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of  
11 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:

A portion of Block 15, Townsite of Elsinore, in the City of Lake Elsinore, County of Riverside, State of California, as shown by Map on file in Book 6, Page 302 of Maps, Records of San Diego County, California, being more particularly described by metes and bounds as follows:

Beginning at the most Southeasterly corner of said Block 15;

Thence Northeasterly along the Southeasterly line of said Block to the Northeasterly corner of said Lot 9 of said Block 15;

Thence Northwesterly along the Northeasterly line of said Lot 9 to the Northwesterly corner thereof;

Thence Southwesterly along the Northwesterly line of said Lot 9 and Southwesterly along the Northwesterly lines of Lots 7 and 5 of said Block 15 to the Southwesterly corner of said Lot 5;

Thence continuing Southwesterly along the Southwesterly prolongation of the Northwesterly line of said Lots 9, 7 and 5 to the Southwesterly line of said Block 15;

Thence Southeasterly along said Southwesterly line of said Block to the point of beginning.

Also including that alley vacated by the City of Elsinore by Resolution recorded July 26, 1962 as Instrument No. 70264 of Official Records.

Assessor's Parcel Number 374-252-002

# Convey Property to the City of Lake Elsinore

Former Sheriff Station



Legend



0 267 535 Feet



REPORT PRINTED ON... 3/8/2016 10:59:27 AM

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**\*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.

### Notes

District 1  
APN 374-252-002

Recorded at request of and return to:  
City of Lake Elsinore  
130 S. Main Street  
Lake Elsinore, California 92530

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

LGH:tg/04152016/239FM/16.873

Space above this line reserved for Recorder's Use

PROJECT: LAKE ELSINORE TRANSFER  
APN: 374-252-002

## QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

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

does hereby remise, release and forever quitclaim to the CITY OF LAKE ELSINORE, a municipal corporation, all right, title, and interest Grantor has in the real property located in Riverside County, California, as more particularly described in Exhibit "A" attached hereto and made a part hereof.



PROJECT: LAKE ELSINORE TRANSFER  
APN: 374-252-002

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

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


\_\_\_\_\_  
John J. Benoit, Chairman  
Board of Supervisors

**ATTEST:**

Kecia Harper-Ihem  
Clerk of the Board

By: \_\_\_\_\_

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

By:   
\_\_\_\_\_  
Todd Frahm  
Deputy County Counsel

## EXHIBIT "A"

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A portion of Block 15, Townsite of Elsinore, in the City of Lake Elsinore, County of Riverside, State of California, as shown by Map on file in Book 6, Page 302 of Maps, Records of San Diego County, California, being more particularly described by metes and bounds as follows:

Beginning at the most Southeasterly corner of said Block 15;

Thence Northeasterly along the Southeasterly line of said Block to the Northeasterly corner of said Lot 9 of said Block 15;

Thence Northwesterly along the Northeasterly line of said Lot 9 to the Northwesterly corner thereof;

Thence Southwesterly along the Northwesterly line of said Lot 9 and Southwesterly along the Northwesterly lines of Lots 7 and 5 of said Block 15 to the Southwesterly corner of said Lot 5;

Thence continuing Southwesterly along the Southwesterly prolongation of the Northwesterly line of said Lots 9, 7 and 5 to the Southwesterly line of said Block 15;

Thence Southeasterly along said Southwesterly line of said Block to the point of beginning.

Also including that alley vacated by the City of Elsinore by Resolution recorded July 26, 1962 as Instrument No. 70264 of Official Records.

Assessor's Parcel Number 374-252-002



## NOTICE OF EXEMPTION

April 15, 2016

**Project Name:** County of Riverside, Lake Elsinore Sheriff Station transfer to City of Lake Elsinore

**Project Number:** FM0417200239

**Project Location:** 117 S. Langstaff St., Lake Elsinore, California, Assessor's Parcel Number (APN) 374-252-002 Latitude: 33° 40' 5.82", Longitude: -117° 20' 10.98" (See attached exhibit).

**Description of Project:** On June 7, 2016, the County of Riverside approved an authorization to convey a Fee Simple Interest in Real Property located in the Lake Elsinore area, by Quitclaim Deed, to the City of Lake Elsinore. The property was previously used by the County as a Sheriff Station. A new Sheriff Station was built across the street so the property is no longer in use by the County. On January 7, 1963 the property was conveyed via Grant Deed from the City of Lake Elsinore to the County of Riverside with a reversionary clause stating, "in the event that the premises herein conveyed shall cease to be used by the Grantee for County Government purposes and the maintenance of a building or buildings thereon for such uses, the property shall revert to the City of Lake Elsinore, free and clear of any claim of the Grantee to own or possess the same." Pursuant to Government Code Section 25365, a county may transfer interests in real property, 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 property consists of 1.45 acres and the facility has been vacant for more than a decade. The site is located in an already developed portion of the City of Lake Elsinore. The reversion of the property back to the City of Lake Elsinore 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 (City of Lake Elsinore).

**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. Further, no unusual circumstances or potential cumulative impacts would occur that may 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.

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

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

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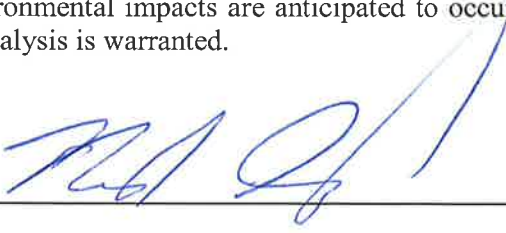
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Redevelopment Agency  
Workforce Development

- 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. As stated, any future activity or project at the location would require CEQA review from the lead agency (City of Lake Elsinore) and any potential change of use or future project would be wholly speculative at this time. The site is located in an existing developed area in the City of Lake Elsinore 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: 4/15/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Lake Elsinore Sheriff Station transfer to City of Lake Elsinore

**Accounting String:** 524830-47220-7200400000- FM0417200239

DATE: March 2, 2016

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: Mike Sullivan, 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: March 2, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0417200239**  
Lake Elsinore Sheriff Station transfer to City of Lake Elsinore  
Assessor Parcel Number 374-252-002

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: Mike Sullivan, Senior Environmental Planner,  
Economic Development Agency, 3403 10<sup>th</sup> Street, Suite 400. Riverside, CA 92501.**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file