

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

151



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

**SUBMITTAL DATE:**  
April 10, 2014

**SUBJECT:** Authorization to Convey a Portion of Property Located in Lake Elsinore, District 1, CEQA Exempt [\$0]

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

1. Find that the conveyance of vacant land is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment;
2. Approve the conveyance of vacant land consisting of 5 acres in Lake Elsinore identified as Assessor Parcel Number 347-110-010 to the Riverside County Transportation Commission and authorize the Chairman to execute the Grant Deed; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk for posting.

**BACKGROUND: Summary**  
(Commences on Page 2)

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: 2013/14

**C.E.O. RECOMMENDATION:**  
APPROVE  
BY:   
Rohini Dasika  
County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: April 22, 2014  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: \_\_\_\_\_ District: 1/1 Agenda Number: \_\_\_\_\_

**3 - 17**

FORM APPROVED COUNTY COUNSEL  
BY:   
PATRICIA MUNROE  
3/31/14  
DATE

Departmental Concurrence

FISCAL PROCEDURES APPROVED  
PAUL ANGELO, CPA, AUDITOR-CONTROLLER  
BY:   
Esteban Hernandez  
4/7/14

A-30  
 Positions Added  
 Change Order  
 4/5 Vote

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

Economic Development Agency/Facilities Management

**FORM 11:** Authorization to Convey a Portion of Property Located in Lake Elsinore, District 1, CEQA Exempt  
[\$0]

**DATE:** April 10, 2014

Page 2 of 2

**BACKGROUND:**

**Summary**

In 2006, the Real Estate Division of Facilities Management was under contract with the Riverside County Transportation Commission (RCTC) to acquire various property interests on behalf of RCTC and in the name of RCTC as part of the State Highway 74 Habitat Mitigation project. One of the properties to be acquired was Assessor Parcel Number 347-110-010, which was owned at the time by Page/Armstrong. The Real Estate Division reached a settlement agreement with Page/Armstrong, and an escrow was opened. Inadvertently, the grant deed executed by Page/Armstrong named County of Riverside as the Grantee on the face page of the deed instead of naming RCTC as the Grantee. The clerical error went undetected and the deed was recorded on November 14, 2006, Instrument #2006-0838556. The vesting issue was recently discovered by RCTC, so RCTC has requested that the County convey the property from County to RCTC as was originally intended and as a corrective action.

The conveyance of real property from the County to the Riverside County Transportation Commission is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. The County's approval of this conveyance of real property does not create any reasonably foreseeable physical change in the environment.

**Impact on Residents and Businesses**

This property when returned to RCTC is slated to serve as habitat lands and open space. This open space will serve to preserve quality of life and the natural habitat for the entire area and community.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No budget adjustment is necessary and there are no costs associated with this conveyance.

**Contract History and Price Reasonableness**

Not applicable

Attachment:

Assessor's Map

Grant Deed

Notice of Exemption

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

FEB 17 2010

ASSESSOR'S MAP BK347 PG.11  
Riverside County, Calif.

J Morgan



Map References

RS 10824	RS 10824
PM 5528-37	PM 5528-37
RS 1615	RS 1615
RS 16100	RS 16100
RS 14199	RS 14199
CA 319	CA 319
GD 3482	GD 3482
RS 5310	RS 5310
RS 5518	RS 5518

Map References

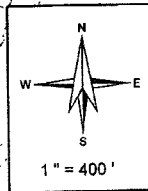
PM 78166	PM NO 14084
PM 88138	PM NO 15185
PM 88194	PM NO 15184
PM 81089	PM NO 15186
PM 84473	PM NO 15187
PM 86223	PM NO 15995
PM 87123	PM NO 16837
MB 37480	TR NO 28578

Map References

PM 78166	PM NO 14084
PM 88138	PM NO 15185
PM 88194	PM NO 15184
PM 81089	PM NO 15186
PM 84473	PM NO 15187
PM 86223	PM NO 15995
PM 87123	PM NO 16837
MB 37480	TR NO 28578

January 2010

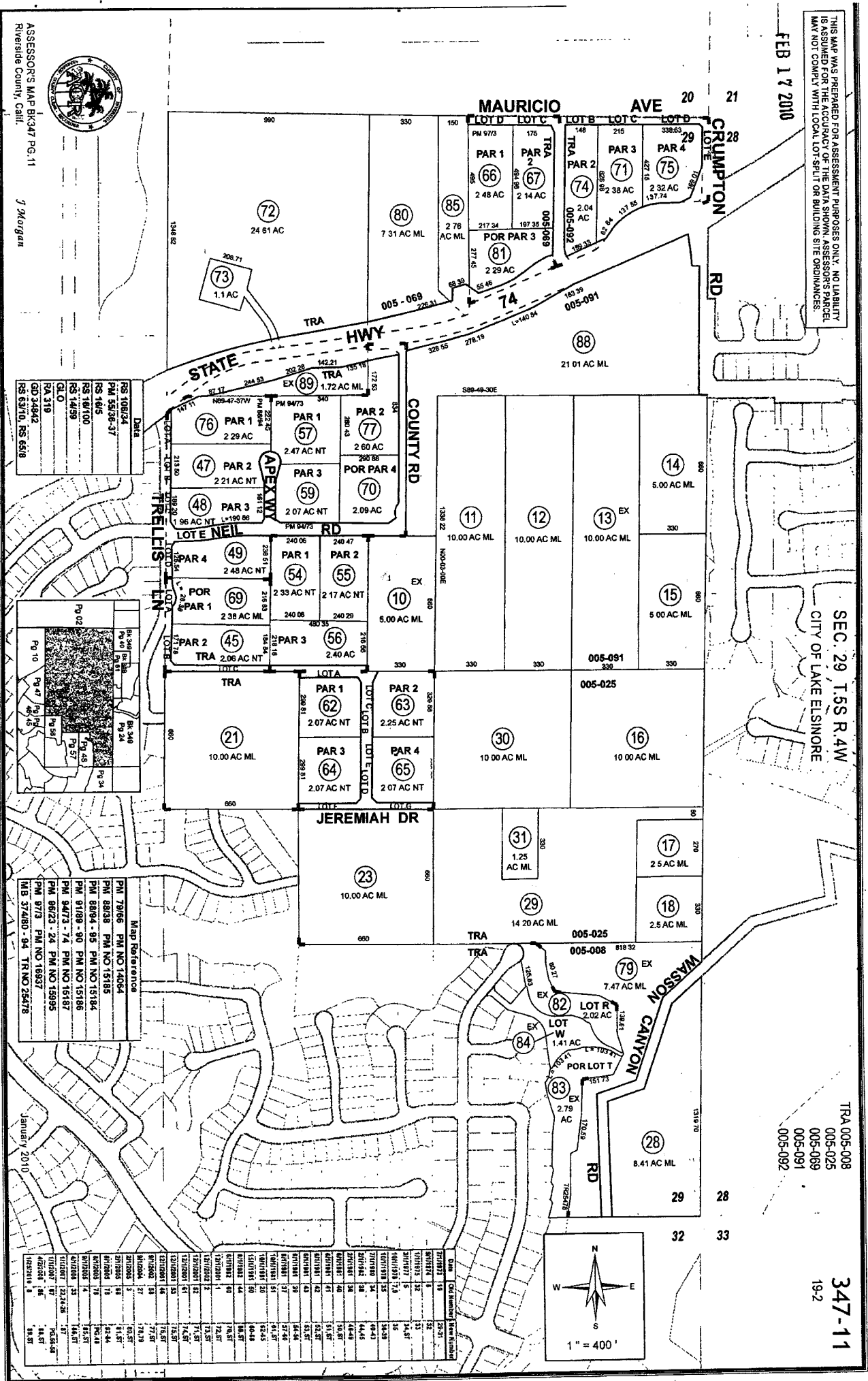
Parcel No.	Area (Ac)	Area (Sq Ft)
72	24.61	1688160
73	1.1	75344
74	2.29	156816
75	2.32	158784
76	2.29	156816
77	2.60	179520
78	2.07	142944
79	2.07	142944
80	7.31	502080
81	2.29	156816
82	2.02	138432
83	2.75	188160
84	1.41	96768
85	2.78	189696
86	2.04	139776
87	2.14	146880
88	21.01	1439040
89	1.72	118272
90	2.48	169920
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TRA 005-008  
005-025  
005-089  
005-091  
005-092

347-11  
19-2

SEC. 29 T.5S R.4W  
CITY OF LAKE ELSINORE



**RECORDING REQUESTED BY**

WHEN RECORDED RETURN TO:

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION

4080 Lemon Street, 3rd Floor  
Riverside, California 92502-2208  
Attn: Gina Gallagher

**FREE RECORDING:**

This instrument is for the benefit of Riverside County  
Transportation Commission, and is entitled to be recorded  
without fee or tax. (Govt. Code 6103, 27383 and Rev. & Tax  
Code 11922)

APN: 347-110-010-3

Above Space for Recorder's Use

Project: State Highway 74  
Habitat Mitigation Project

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**COUNTY OF RIVERSIDE**, a political subdivision ("Grantor"), hereby grants to  
**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**, a public agency of the  
**State of California** ("Grantee"), the following described real property (the "Property")  
situated in the County of Riverside, State of California:

SEE EXHIBIT "1" ATTACHED HERETO

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this  
instrument to be executed by its duly authorized officer.

Date: April 22, 2014

GRANTOR:

COUNTY OF RIVERSIDE,  
a political subdivision

By: Jeff Stone  
Jeff Stone  
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER-IHEM, Clerk

By: Kecia Harper-Ihem  
DEPUTY

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )

COUNTY OF \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_,  
Notary Public, 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)

EXHIBIT "1"

LEGAL DESCRIPTION

Real property in the County of Riverside, State of California, described as follows:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AS RESERVED BY W. J. PEARSON, ET UX, IN DEED RECORDED MARCH 11, 1920 IN BOOK 519, PAGE 257 OF DEEDS, RIVERSIDE COUNTY RECORDS.

APN: 347-110-010-3

**RIVERSIDE COUNTY TRANSPORTATION COMMISSION**

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant Deed to which this Certificate of Acceptance is attached

from: COUNTY OF RIVERSIDE, a political subdivision ("Grantor")

to: RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California ("Grantee")

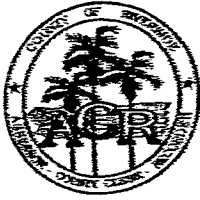
is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing board, and Grantee hereby consents to recordation of said Grant Deed.

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

RIVERSIDE COUNTY TRANSPORTATION  
COMMISSION, a public agency of the State of  
California

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

John Standiford  
Deputy Executive Director



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

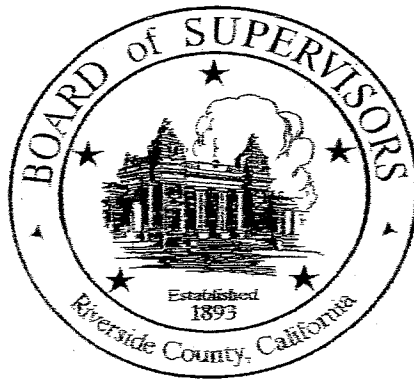
<http://riverside.asrcfkrcc.com>

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

4-22-14

Signature:

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board





Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/23/14      YB  
Date                      Initial

Date: April 2, 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 # FM041000**  
Real Property Conveyance Assessor Parcel Number 347-110-010

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Real Property Conveyance Assessor Parcel Number 347-110-010

**Accounting String:** 525020- 47220- 7200400000- FM041000

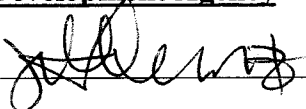
**DATE:** April 2, 2014 \_\_\_\_\_

**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:  VIKKI KUNTZ on behalf of J. Alfred

**PRESENTED BY:** James Force, Supervising Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



## NOTICE OF EXEMPTION

April 3, 2014

**Project Name:** County of Riverside, Real Property Conveyance Assessor Parcel Number 347-110-010

**Project Number:** FM041000

**Project Location:** Riverside County, California.

Assessor Parcel Number 347-110-010; Lat: 33°42'23.45"N; Long: -117°18'53.83"W

**Description of Project:** The County of Riverside is authorizing the conveyance of vacant land consisting of 5 acres in Lake Elsinore, identified as Assessor Parcel Number 347-110-010, to the Riverside County Transportation Commission. In 2006, the Real Estate Division of Facilities Management was under contract with the Riverside County Transportation Commission (RCTC) to acquire various property interests on behalf of RCTC and in the name of RCTC, as part of the State Highway 74 Habitat Mitigation project. One of the properties to be acquired as mitigation land was Assessor Parcel Number 347-110-010. Inadvertently, the grant deed executed named the County of Riverside as the Grantee on the face page of the deed instead of naming RCTC as the Grantee. The error went undetected and the deed was recorded on November 14, 2006, Instrument #2006-0838556. The error was recently discovered by RCTC, and RCTC has asked the County to convey the property from the County to RCTC as was originally intended. This change in ownership is being initiated in order to correct a prior error in recording. The change in ownership does not alter the use of the land, increase the intensity of the use of the land, and does not allow any new development of the land.

**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 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 conveyance of real property from one agency to another will not have an effect on the environment, thus, no environmental impacts are anticipated to occur.

- Section 15061 (b) (3) - General Rule 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

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

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

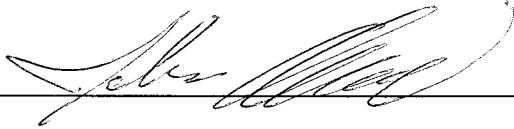
Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

foreseeable indirect physical environmental impacts. 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:**

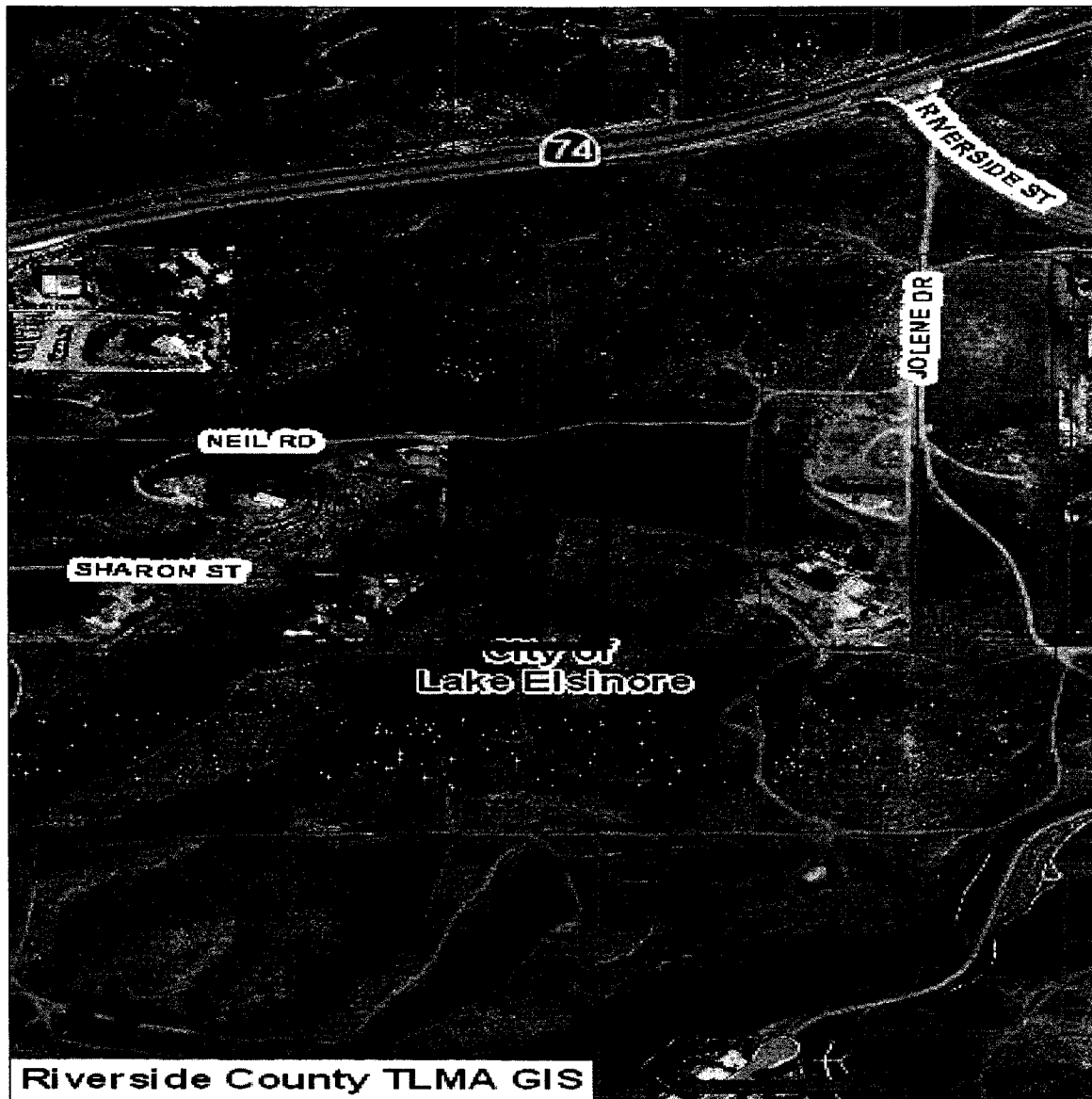


**Date:**

4.2.14

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

RIVERSIDE COUNTY GIS



**Selected parcel(s):**

347-110-010

**\*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...Wed Apr 02 14:48:56 2014

Version 131127