

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



ITEM: 3.16
(ID # 19482)

MEETING DATE:

Tuesday, October 04, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2022-120, Authorizing the Conveyance of a Fee Simple Interest in Real Property in the City of Menifee, County of Riverside, California, identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to the City of Menifee Library, identified as a portion of Assessor's Parcel Number 364-152-034 by Quitclaim Deed to the City of Menifee, District 5, CEQA Exempt. [\$0] 4/5 vote (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that this conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or Common Sense exemption;
2. Adopt Resolution No. 2022-120, Authorizing the Conveyance of a Fee Simple Interest in Real Property located in the City of Menifee, County of Riverside, California, identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to the City of Menifee Library, identified as a portion of Assessor's Parcel Number 364-152-034 by Quitclaim Deed to the City of Menifee;

Continued on page 2


ACTION:Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 8/3/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: October 4, 2022
xc: FM, Recorder

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the Transfer Agreement between the County of Riverside and the City of Menifee and authorize the Chair of the Board of Supervisors to execute the Agreement on behalf of the County;
4. Authorize the Chair of the Board of Supervisors to execute the Quitclaim Deed to complete the conveyance of real property and this transaction;
5. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction; and,
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk for posting within five (5) working days of approval.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|-----------------------------|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: N/A | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | 2022/23 |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 28, 2022, pursuant to Government Code Sections 25365 and 54221(f)(1)(D), the Riverside County Board of Supervisors (Board) adopted Resolution No. 2022-121, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in City of Menifee, identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to the City of Menifee Library, identified as a portion of Assessor's Parcel Number 364-152-034 (Property) by Quitclaim Deed to the City of Menifee (City). The County subsequently sent Resolution No. 2022-121 to the California Department of Housing and Community Development (HCD) as required by the Surplus Land Act Guidelines. On July 21, 2022, HCD sent a letter to the County acknowledging the County's declaration of exempt surplus and confirmed the County's compliance with the Surplus Land Act. HCD's letter is attached hereto for reference.

Through this current action, the County of Riverside (County) will convey its fee simple interest in the Property to the City. The subject Property is situated adjacent to the Menifee Library at 28798 La Piedra Road. Pursuant to California Government Code Section 25365(a), "[t]he board

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

of supervisors may, by a four-fifths vote, grant, convey, quitclaim, assign, or otherwise transfer to . . . [a] city . . . or any other public agency within the county . . . any real or personal property, or interest therein belonging to the county upon the terms and conditions as are agreed upon and without complying with any other provisions of this code, if the property or interest therein to be granted and conveyed or quitclaimed is not required for county use" This parcel is an unusable County remnant parcel and not required for County use. The City would like to improve the Property through a community project that would enhance this vacant area around the new Menifee Library.

This conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or Common Sense exemption.

Resolution No. 2022-120, the Transfer Agreement and the Quitclaim Deed have been approved as to form by County Counsel.

Impact on Citizens and Businesses

The transfer of this property will assist the City of Menifee in their efforts to provide improved service to the citizens and businesses within the City of Menifee. The transfer will also help to improve the area around the new Menifee Library and for public benefit.

ATTACHMENTS:

- Resolution 2022-120
- Transfer Agreement
- Quitclaim Deed
- Notice of Exemption
- HCD Exempt Surplus Letter
- Aerial Map

DC:sc/06242022/415FM/30.763


Meghan Hahn, Senior Management Analyst

9/22/2022


Aaron Gettis, Deputy County Counsel

9/22/2022

1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-120

3 A Resolution of the Board of Supervisors of the County of Riverside Authorizing the
4 Conveyance of a Fee Simple Interest in

5 Real Property in the City of Menifee, County of Riverside, California,
6 identified as an unimproved parcel consisting of approximately 2.32 acres
7 adjacent to the City of Menifee Library, identified as a portion of Assessor's
8 Parcel Number 364-152-034 by Quitclaim Deed to the City of Menifee
9

10 WHEREAS, the County of Riverside (County) is the owner of certain real
11 property in the City of Menifee, County of Riverside, State of California, consisting of
12 approximately 2.32 unimproved acres adjacent to the City of Menifee Library, identified
13 as a portion of Assessor's Parcel Number 364-152-034 (the "Property");

14 WHEREAS, on June 28, 2022, pursuant to California Government Code
15 Sections 25365 and 54221(f)(1)(D), the Riverside County Board of Supervisors (Board)
16 adopted Resolution No. 2022-121, Declaring Certain Real Property Also Known as a
17 Portion of Assessor's Parcel Number 364-152-034 in the City of Menifee, County of
18 Riverside, California as Exempt Surplus Land and Notice of Intention to Convey such
19 Real Property by Quitclaim Deed to the City of Menifee;

20 WHEREAS, the County subsequently sent Resolution No. 2022-121 to the
21 California Department of Housing and Community Development (HCD) as required by
22 the Surplus Land Act Guidelines;

23 WHEREAS, On July 21, 2022, HCD sent a letter to the County acknowledging
24 the County's declaration of exempt surplus and confirmed the County's compliance
25 with the Surplus Land Act;

26 WHEREAS, the City of Menifee and the County of Riverside concur that it would
27 be in both parties' best interest to transfer ownership of the Property to the City of
28 Menifee;

FORM APPROVED COUNTY COUNSEL
BY:  WESLEY W. STANFIELD
DATE: 9/22/2022

1 WHEREAS, pursuant to California Government Code Section 25365(a), "[t]he
2 board of supervisors may, by a four-fifths vote, grant, convey, quitclaim, assign, or
3 otherwise transfer to . . . [a] city . . . or any other public agency within the county . . .
4 any real or personal property, or interest therein belonging to the county upon the
5 terms and conditions as are agreed upon and without complying with any other
6 provisions of this code, if the property or interest therein to be granted and conveyed or
7 quitclaimed is not required for county use";

8 WHEREAS, the County deems the Property to be an uneconomical remnant,
9 which is no longer required and not necessary for the County's use; and

10 WHEREAS, the County has reviewed and determined that the purchase of the
11 Property is categorically exempt from the California Environmental Quality Act
12 ("CEQA") pursuant to State CEQA Guidelines Section 15301, Class 1, Existing
13 Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense"
14 Exemption; now, therefore,

15 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
16 Board of Supervisors of the County of Riverside ("Board"), in regular session
17 assembled on October 4, 2022, at 9:30 a.m. or soon thereafter, in the meeting room of
18 the Board of Supervisors located on the 1st floor of the County Administrative Center,
19 4080 Lemon Street, Riverside, California, based upon a review of the evidence and
20 information presented on the matter, as it relates to this acquisition, this Board:

21 1. Has determined that the proposed acquisition project is categorically
22 exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1,
23 Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common
24 Sense" Exemption.

25 2. Authorizes the conveyance to the City of Menifee the following described
26 real property: Certain real property located in the City of Menifee, State of California,
27 identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to
28 the City of Menifee Library, identified as a portion of Assessor's Parcel Number 364-

1 152-034 by Quitclaim Deed, as more particularly described in Exhibit "A" and Exhibit
2 "B", attached hereto and thereby made a part hereof.

3 BE IT RESOLVED, DETERMINED AND ORDERED that this Board hereby
4 approves the Transfer Agreement between the County of Riverside and the City of
5 Menifee (Agreement) and authorizes the Chair of the Board of Supervisors of the
6 County of Riverside to execute the Agreement on behalf of the County.

7 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of
8 the Board of Supervisors of the County of Riverside is authorized to execute the
9 Quitclaim Deed.

10 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Director
11 of Facilities Management or designee, is authorized to execute any other documents
12 and administer all actions necessary to complete the conveyance of real property.

13 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
14 the Board to submit the Notice of Exemption to the County Clerk for posting within five
15 days of approval of this project.

16 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the
17 Clerk of the Board of Supervisors has given notice hereof pursuant to California
18 Government Code Section 6061.

19
20 DC:sc/09222022/415FM/30.759

21 ROLL CALL:

22 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
23 Nays: None
24 Absent: None

25 The foregoing is certified to be a true copy of a resolution duly adopted by said
26 Board of Supervisors on the date therein set forth.

27 KECIA R. HARPER, Clerk of said Board

28 By: 

Deputy

3.16 10.04.2022

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

THAT PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, LOCATED IN THE CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF LOT 183 AS SHOWN BY MAP ON FILE IN BOOK 191 OF MAPS AT PAGES 60 THROUGH 70 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE SOUTHEASTERLY SOUTH 51°29'32" EAST, A DISTANCE OF 252.29;

THENCE LEAVING SAID NORTHERLY LINE SOUTHWESTERLY SOUTH 38°30'28" WEST, A DISTANCE OF 73.67 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, A DISTANCE OF 41.57 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 141.27 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, 17.99 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 143.74 FEET TO A POINT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF LA PIEDRA ROAD, (44.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP) SAID POINT ALSO BEING ON A NONTANGENT CURVE, CONCAVE WESTERLY WITH A RADIUS OF 804.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 10°52'30, WITH A RADIAL BEARING OF NORTH 18°26'15" EAST;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY CURVE A DISTANCE OF 152.60 FEET, TO A POINT WITH A RADIAL BEARING OF NORTH 07°33'45" EAST, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER CUTBACK OF SAID LOT 183;

THENCE LEAVING SAID CURVE NORTHWESTERLY NORTH 40°54'04" WEST, ALONG SAID SOUTHWESTERLY CORNER CUTBACK, A DISTANCE OF 31.97 FEET, TO A POINT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BAYPORT LANE, (38.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP);

THENCE NORTHEASTERLY NORTH 03°15'48" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 67.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 562.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 02°43'16" WITH A RADIAL BEARING OF NORTH 86°44'12" WEST;

THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 26.69 FEET TO A POINT, SAID POINT HAVING A RADIAL BEARING OF NORTH 84°00'56" WEST;

THENCE LEAVING SAID CURVE NORTHEASTERLY NORTH 05°59'04" EAST, A DISTANCE OF 23.24 FEET, TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 510.50 FEET, PASSING THROUGH A CENTRAL ANGLE OF 24°17'13" WITH A RADIAL BEARING OF NORTH 84°00'56" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 216.40 TO A POINT, SAID POINT ALSO BEING THE END OF SAID CURVE TO A POINT WITH A RADIAL BEARING OF NORTH 59°43'43" WEST, AND BEGINNING OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 567.00 FEET PASSING THROUGH A CENTRAL ANGLE OF 06°50'48", WITH A RADIAL BEARING OF NORTH 59°43'43" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 67.75 FEET, TO A POINT WITH A RADIAL BEARING OF NORTH 52° 52'27" WEST;

THENCE LEAVING SAID CURVE NORTHEASTERLY NORTH 37°07'06" EAST A DISTANCE OF 12.63 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 300.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05°43'55" WITH A RADIAL BEARING OF NORTH 52°52'27" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 30.01 FEET TO A POINT WITH A RADIAL BEARING OF NORTH 58°36'49" WEST. TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY WITH A RADIUS OF 300.00 FEET PASSING THROUGH A CENTRAL ANGLE OF 1°40'25" WITH A RADIAL BEARING OF NORTH 58°36'49" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 8.76 FEET TO A POINT, TO A POINT WITH A RADIAL BEARING OF NORTH 56°56'24" WEST;

SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING;**

CONTAINING 2.32 ACRES MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

DATE: 9-20-2022




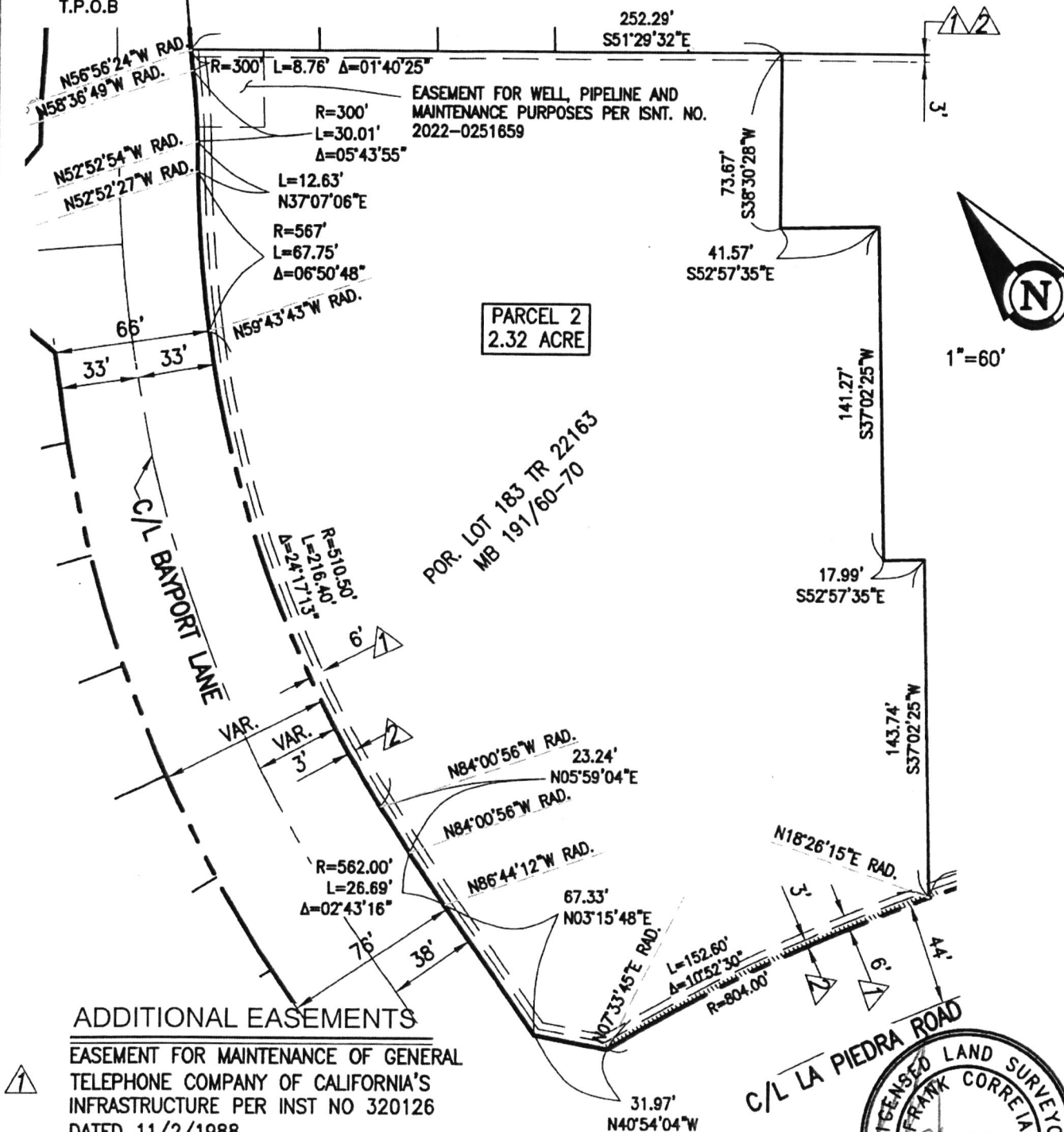
| | |
|---|---|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. | |
| BY: |  |
| DATE: | 9/21/2022 |

EXHIBIT "B"

PROPERTY LINE EXHIBIT

P.O.C.
N/W COR. LOT 183
P.M.B. 191/60-70
T.P.O.B



ADDITIONAL EASEMENTS

1 EASEMENT FOR MAINTENANCE OF GENERAL TELEPHONE COMPANY OF CALIFORNIA'S INFRASTRUCTURE PER INST NO 320126

DATED 11/2/1988

2 PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF SOUTHERN CALIFORNIA EDISON. DATED

1/5/1989

INDICATES RESTRICTED ACCESS PER TRACT NO. 22163

DESCRIPTION

SEC. 2, T 6S, R 3W, S.B.B.M.

PARCEL 2 FUTURE COMMERCIAL SPACE



7/12/2022



Armstrong & Brooks Consulting Engineers, Inc.
Civil Engineering Water Resources Surveying

1350 E. Chase Drive, Corona, CA 92881
Mail: P.O. Box 78088, Corona, CA 92887
Ph. (951) 372-8400, Fax (951) 372-8430

CITY OF MENIFEE, CA

APN 364-152-034

DATE PREPARED: 9/20/2022

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

10/5/22
Date

B8
Initial

NOTICE OF EXEMPTION

September 22, 2022

Project Name: Authorization to Convey Fee Simple Interest in Real Property in the City of Menifee, County of Riverside, California, on a portion of Assessor's Parcel Number (APN) 364-152-034 by Quitclaim Deed to the City of Menifee

Project Number: FM0417200415

Project Location: Adjacent to the west of Menifee Library-28798 La Piedra Road., Menifee, California, on a portion of APN 364-152-034

Description of Project: Pursuant to Government Code Section 25365, the County published a notice of intention to transfer that contained a description of the property proposed to be sold, the price, the buyer, and a statement of the time that the Board would meet to consider the transfer. Through this action, the County intends to convey fee simple Interest in Real Property located in the City of Menifee, County of Riverside, identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to the Menifee Library on a portion of APN 364-152-034 by Quitclaim Deed, to the City of Menifee.

The subject property is an unimproved vacant remnant parcel, maintained by the County, that is adjacent to the Menifee Library and unusable for purposes of the County.

On June 28, 2022, the Board adopted a Resolution declaring certain real property, also known as a portion of APN 364-152-034 in the City of Menifee, County of Riverside, California, as exempt surplus land and intention to convey such Real Property by Quitclaim Deed to the City of Menifee. The conveyance of Property to the City of Menifee is identified as the proposed project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15301 Class 1 Existing Facilities Exemption and 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5 and 19 Sections 15061 and 15301.

OCT 04 2022 3.14

Reasons Why Project is Exempt: The proposed project is categorically 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 an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with conveyance of the Property to the City of Menifee.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to conveyance of property to the City of Menifee to assist the City in their efforts to provide improved services to the citizens and businesses in the City. The property is vacant and currently maintained by the County. The conveyance will not require physical modifications to the existing site which would increase or expand the use of the site or surrounding area and is limited to the continued use of the facility in a similar capacity under a different owner; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The conveyance of Property to the City of Menifee is an administrative function and would not result in direct effects. Indirect effects of the transfer would provide the City ownership of the property. The conveyance would not result in any direct or indirect physical environmental impacts. Should the City decide to improve the parcel at a later date, additional environmental review would be undertaken when specific project details and design become available, as none are reasonably foreseeable at this time. 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.

Therefore, the County of Riverside 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: _____



Mike Sullivan, Senior Environmental Planner
County of Riverside

Date: 9-22-2022

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Conveyance of Menifee Library Property to City of Menifee

Accounting String: 524830-47220-7200400000 - FM0417200415

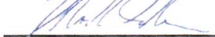
DATE: September 22, 2022

AGENCY: Riverside County Facilities Management

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, Facilities Management

Signature: 

PRESENTED BY: David Curtis, Senior Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th St., Riverside, CA 92501

Date: September 22, 2022

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: County of Riverside Facilities Management Project # FM0417200415
Conveyance of Menifee Library Property to City of Menifee

The Riverside County's Facilities Management'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 #2600

Attention: Mike Sullivan, Senior Environmental Planner,
Facilities Management,
3450 14th Street, Suite 214, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

County of Riverside
Facilities Management
3450 14th St., Riverside, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200980

10/06/2022 04:05 PM Fee: \$ 50.00

Page 1 of 2

Removed: By: Deputy



NOTICE OF EXEMPTION

September 22, 2022

Project Name: Authorization to Convey Fee Simple Interest in Real Property in the City of Menifee, County of Riverside, California, on a portion of Assessor's Parcel Number (APN) 364-152-034 by Quitclaim Deed to the City of Menifee

Project Number: FM0417200415

Project Location: Adjacent to the west of Menifee Library-28798 La Piedra Road., Menifee, California, on a portion of APN 364-152-034

Description of Project: Pursuant to Government Code Section 25365, the County published a notice of intention to transfer that contained a description of the property proposed to be sold, the price, the buyer, and a statement of the time that the Board would meet to consider the transfer. Through this action, the County intends to convey fee simple Interest in Real Property located in the City of Menifee, County of Riverside, identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to the Menifee Library on a portion of APN 364-152-034 by Quitclaim Deed, to the City of Menifee.

The subject property is an unimproved vacant remnant parcel, maintained by the County, that is adjacent to the Menifee Library and unusable for purposes of the County.

On June 28, 2022, the Board adopted a Resolution declaring certain real property, also known as a portion of APN 364-152-034 in the City of Menifee, County of Riverside, California, as exempt surplus land and intention to convey such Real Property by Quitclaim Deed to the City of Menifee. The conveyance of Property to the City of Menifee is identified as the proposed project under the California Environmental Quality Act (CEQA). No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

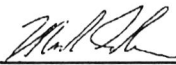
Exempt Status: State CEQA Guidelines Section 15301 Class 1 Existing Facilities Exemption and 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5 and 19 Sections 15061 and 15301.

OCT 04 2022 3.16

Reasons Why Project is Exempt: The proposed project is categorically 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 an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with conveyance of the Property to the City of Menifee.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to conveyance of property to the City of Menifee to assist the City in their efforts to provide improved services to the citizens and businesses in the City. The property is vacant and currently maintained by the County. The conveyance will not require physical modifications to the existing site which would increase or expand the use of the site or surrounding area and is limited to the continued use of the facility in a similar capacity under a different owner; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The conveyance of Property to the City of Menifee is an administrative function and would not result in direct effects. Indirect effects of the transfer would provide the City ownership of the property. The conveyance would not result in any direct or indirect physical environmental impacts. Should the City decide to improve the parcel at a later date, additional environmental review would be undertaken when specific project details and design become available, as none are reasonably foreseeable at this time. 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.

Therefore, the County of Riverside 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: 9-22-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside

Recorded at request of and return to:

City of Menifee
Deputy City Engineer
29844 Haun Road
Menifee, CA 92586

FREE RECORDING

This instrument is for the benefit of
the City of Menifee, and is
entitled to be recorded without fee.
(Govt. Code 6103)

CAO:sc/07252022/415FM/30.783

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

PROJECT: City of Menifee
APN(s): A Portion of 364-152-034

QUITCLAIM 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,

does hereby remise, release and forever quitclaim to the CITY OF MENIFEE, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A and B" attached hereto
and made a part hereof

Dated: 10/4/22

GRANTOR:

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

By: Jeff Hewitt

Jeff Hewitt, Chair
Board of Supervisors

ATTEST:

Kecia R. Harper
Clerk of the Board

By: Brianna Smith

FORM APPROVED COUNTY COUNSEL

BY: Ryan D. Yabko

RYAN D. YABKO

10/19/22
DATE

10.4.22 3.16

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

THAT PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, LOCATED IN THE CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF LOT 183 AS SHOWN BY MAP ON FILE IN BOOK 191 OF MAPS AT PAGES 60 THROUGH 70 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE SOUTHEASTERLY SOUTH 51°29'32" EAST, A DISTANCE OF 252.29;

THENCE LEAVING SAID NORTHERLY LINE SOUTHWESTERLY SOUTH 38°30'28" WEST, A DISTANCE OF 73.67 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, A DISTANCE OF 41.57 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 141.27 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, 17.99 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 143.74 FEET TO A POINT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF LA PIEDRA ROAD, (44.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP) SAID POINT ALSO BEING ON A NONTANGENT CURVE, CONCAVE WESTERLY WITH A RADIUS OF 804.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 10°52'30, WITH A RADIAL BEARING OF NORTH 18°26'15" EAST;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY CURVE A DISTANCE OF 152.60 FEET, TO A POINT WITH A RADIAL BEARING OF NORTH 07°33'45" EAST, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER CUTBACK OF SAID LOT 183;

THENCE LEAVING SAID CURVE NORTHWESTERLY NORTH 40°54'04" WEST, ALONG SAID SOUTHWESTERLY CORNER CUTBACK, A DISTANCE OF 31.97 FEET, TO A POINT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BAYPORT LANE, (38.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP);

THENCE NORTHEASTERLY NORTH 03°15'48" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 67.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 562.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 02°43'16" WITH A RADIAL BEARING OF NORTH 86°44'12" WEST;

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THENCE LEAVING SAID CURVE NORTHEASTERLY NORTH 05°59'04" EAST, A DISTANCE OF 23.24 FEET, TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 510.50 FEET, PASSING THROUGH A CENTRAL ANGLE OF 24°17'13" WITH A RADIAL BEARING OF NORTH 84°00'56" WEST;

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THENCE ALONG SAID CURVE A DISTANCE OF 8.76 FEET TO A POINT, TO A POINT WITH A RADIAL BEARING OF NORTH 56°56'24" WEST;

SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**;

CONTAINING 2.32 ACRES MORE OR LESS.


SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

DATE: 9-20-2022

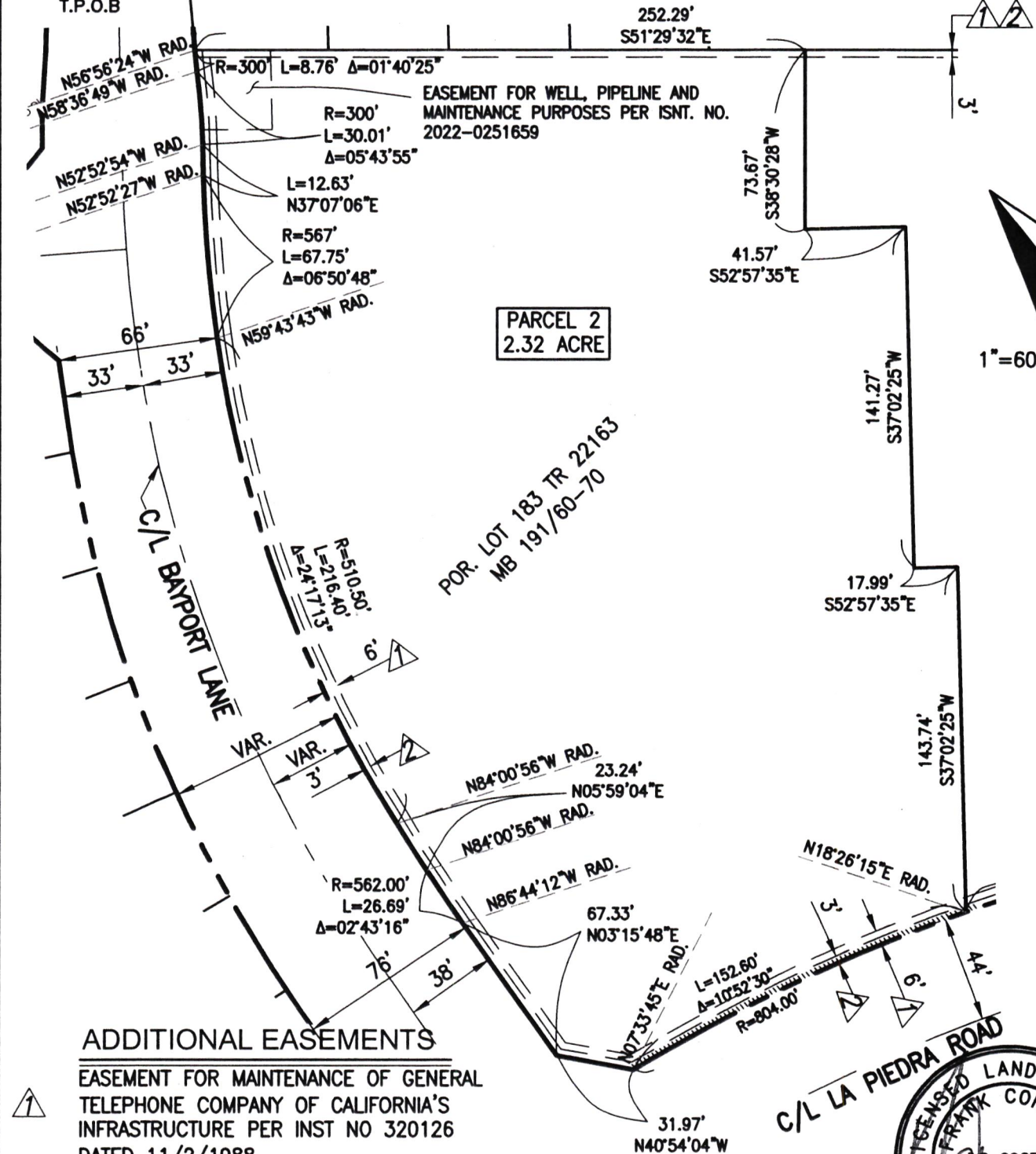


| | |
|---|---|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. | |
| BY: |  |
| DATE: | 9/21/2022 |

P.O.C.
N/W COR. LOT 183
P.M.B 191/60-70
T.P.O.B

EXHIBIT "B" PROPERTY LINE EXHIBIT

SHEET 1 OF 1



ADDITIONAL EASEMENTS



EASEMENT FOR MAINTENANCE OF GENERAL
TELEPHONE COMPANY OF CALIFORNIA'S
INFRASTRUCTURE PER INST NO 320126



DATED 11/2/1988

PUBLIC UTILITY EASEMENT FOR THE BENEFIT
OF SOUTHERN CALIFORNIA EDISON. DATED
1/5/1989



INDICATES RESTRICTED ACCESS
PER TRACT NO. 22163

DESCRIPTION

SEC. 2, T 6S, R 3W, S.B.B.M.

PARCEL 2 FUTURE COMMERCIAL SPACE



7/12/2022



Armstrong & Brooks Consulting Engineers, Inc.

Civil Engineering - Water Resources - Surveying

1350 E. Chase Drive, Corona, CA 92881
Mail: P.O. Box 78088, Corona, CA 92887
Ph. (951) 372-8400, Fax (951) 372-8430

CITY OF MENIFEE, CA

APN 364-152-034

DATE PREPARED: 9/20/2022



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

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

www.riversideacr.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 FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 10/7/22

Signature: Breanna Smith

Print Name: Breanna Smith

TRANSFER AGREEMENT
BY AND BETWEEN
THE COUNTY OF RIVERSIDE
AND
THE CITY OF MENIFEE

This TRANSFER AGREEMENT ("Agreement") is made and effective on October 4, 2022 ("Effective Date") by and between the County of Riverside ("COUNTY"), a political subdivision of the State of California, and the City of Menifee ("CITY"), a California municipal corporation. COUNTY and CITY may sometimes hereinafter collectively be referred to as the "PARTIES".

RECITALS

WHEREAS, the COUNTY is the owner of a vacant property consisting of approximately 2.32 acres adjacent to the Menifee Library located at 28798 La Piedra Road, Menifee, CA 92584, identified as a portion of Assessor's Parcel Number 364-152-034, as more particularly described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made apart hereof, located in the City of Menifee, State of California (the "Property");

WHEREAS, pursuant to Government Code section 25365, the County may transfer real property, or any interest therein, belonging to the County to a city upon the terms and conditions as agreed upon and without complying with any other provisions of the California Government Code, if the property or interest therein to be conveyed is not required for County use;

WHEREAS, the Board of Supervisors of the County of Riverside has determined the Property is not required for use by the COUNTY;

WHEREAS, the COUNTY and CITY desire to enter into this Agreement to provide the terms and conditions for the conveyance of the Property from the COUNTY to the CITY; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the PARTIES hereby agree as follows:

AGREEMENT

1. **Transfer of the Property.** Within sixty (60) days of full execution of this Agreement, and for the consideration described herein, COUNTY shall convey and transfer to CITY the fee title to the Property substantially in the form of the Quitclaim Deed ("Deed") attached hereto as Exhibit "C" and by this reference incorporated herein. The transfer of the Property ("Transfer") shall be consummated pursuant to the terms and conditions of this Agreement.

2. PROPERTY TRANSFERED IN "AS-IS" CONDITION.

2.1 CITY acknowledges that the Property is being transferred in its "as-is" condition, as of the date of this Agreement, without warranty, and that COUNTY is not responsible for making corrections or repairs of any nature to the Property. CITY further acknowledges that COUNTY has made no representations or warranties regarding the Property, including, but not limited to, the following:

- A. Property lines and boundaries;
- B. Square footage, and lot size;
- C. Type, size, adequacy, capacity, and condition of sewer systems and components;
- D. Possible absence of required governmental permits, inspections, certificates, or other determinations affecting the Property;
- E. Limitations, restrictions, and requirements affecting the use of the Property, future development, zoning, building, and size;
- F. Governmental restrictions which may limit the amount of rent that can lawfully be charged and/or the maximum number of persons who can lawfully occupy the Property;
- G. Water and utility availability and use restrictions;
- H. Potential environmental hazards, including asbestos, formaldehyde, radon, methane, other gases, lead-based paint, other lead contamination, fuel or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions;
- I. Neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, proximity to commercial, industrial, or agricultural activities, crime statistics, fire protection, other governmental services, existing and proposed transportation, construction, and development which may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, or other nuisances, hazards, or circumstances;
- J. Geologic/seismic conditions, soil and terrain stability, suitability, and drainage; and
- K. Conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements, and preferences of CITY.

2.2 CITY represents and warrants to COUNTY that CITY and/or CITY's representatives and employees have made their own independent inspections, investigations, tests, surveys, and other studies of the Property and agrees to accept the Property in their "as-is" condition.

3. **Closing Date.** This transaction set forth in this Agreement shall close when the

PARTIES have timely performed their respective obligations within Sixty (60) days following the full approval and execution of this Agreement ("Closing Date").

4. **COUNTY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of the CITY, the Transfer shall be conditioned upon the timely performance by COUNTY of all obligations that are required, by the terms of this Agreement, to be satisfied by COUNTY in order for the Transfer to take place.

5. **CITY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of COUNTY, the Transfer shall be conditioned upon the timely performance by CITY of all obligations that are required, by the terms of this Agreement, to be satisfied by CITY in order for the Transfer to take place.

6. **Mutual Obligations.** The terms and conditions of this Agreement are part of the consideration and material to the Transfer of the Property. The PARTIES shall be due the benefit of the consideration and rights created herein until such time full performance of the all the obligations is complete.

7. **Cooperation.** The PARTIES agree to cooperate with each other in the implementation of this Agreement and perform any and all acts necessary to carry out the intent of the Transfer. Without limiting the foregoing, the PARTIES agree to provide necessary approvals, and execute, acknowledge, and deliver any and all additional papers, documents and other assurances as may be necessary to carry out the intent of the Agreement. The PARTIES intend that execution and delivery of the Deed by the COUNTY to the CITY will occur within the times described in Section 3 herein and after the PARTIES have performed all the necessary activities to proceed with the Transfer, including having obtained authorization from their respective governing bodies.

8. **Notice.** Any notice to be given or other document(s) to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

If to the COUNTY:

County of Riverside
Facilities Management
Deputy Director of Real Estate
3450 14th Street, Suite 200
Riverside, CA. 92501

If to the CITY:

City of Menifee
Deputy City Engineer
29844 Haun Road
Menifee, CA 92586

9. **Conflict of Interest.** No member, official or employee of the COUNTY or the CITY shall have any personal interest, direct or indirect, in this Agreement nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interest of any corporation, partnership

or association in which he or she is directly or indirectly interested.

10. **No Third-Party Beneficiaries.** This Agreement is made and entered into for the sole interests and benefit of the PARTIES hereto. No other person or entity shall have any right of action based upon the provisions of this Agreement.

11. **Assignment.** This Agreement shall not be assigned by either Party, either in whole or in part, without the prior written consent of the non-assigning Party. Any assignment or purported assignment of this Agreement without the prior written consent of the non-assigning Party will be deemed void and of no force or effect.

12. **Governing Law and Jurisdiction.** The PARTIES agree that in the exercise of this Agreement, the PARTIES shall comply with all applicable federal, state, county and local laws, and regulations in connection with this transaction. The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions shall be determined in accordance with the laws of the State of California. Any action at law or in equity brought by either of the PARTIES hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the PARTIES hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

13. **Paragraph Titles.** The paragraph titles of this Agreement are (i) inserted only for the convenience of the PARTIES, (ii) are not intended to describe, define, limit, or otherwise affect the provisions in the portions of the Agreement to which they pertain, and (iii) in no way describe, define, limit, or otherwise affect the scope or intent of this Agreement or in any way affect the agreement of the PARTIES set out in this Agreement.

14. **Ambiguities.** Each party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Entire Agreement.** This Agreement embodies the entire agreement between the PARTIES hereto in relation to the subject matter hereof, and no other agreement or understanding, verbal or otherwise, relative to this subject matter exists between the PARTIES at the time of execution of this Agreement. This Agreement may only be modified or amended by the mutual consent of the PARTIES in writing.

16. **Authority to Execute.** The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal power, right and actual authority to bind their respective PARTIES to the terms and conditions hereof and thereof.

17. **Counterparts.** The PARTIES may execute duplicate originals (counterparts) of

the Agreement or any other documents that they are required to sign or furnish pursuant to the Agreement.

18. **Survival.** The rights and obligations created by this Agreement shall survive the consummation of transfer of the Property until full performance of the respective obligations under this Agreement have been performed by the PARTIES.

[Signature Provisions on Following Page]

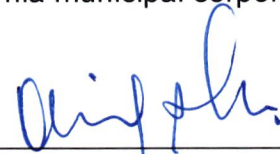
19. This Agreement will be null and void if not duly approved and executed by both PARTIES.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement as of the date and year first written above.

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

By: 
Jeff Hewitt, Chair
Board of Supervisors

CITY OF MENIFEE, a
California municipal corporation

By: 
City Manager


ATTEST:
CLERK OF THE BOARD
Kecia R. Harper

By: 
Deputy

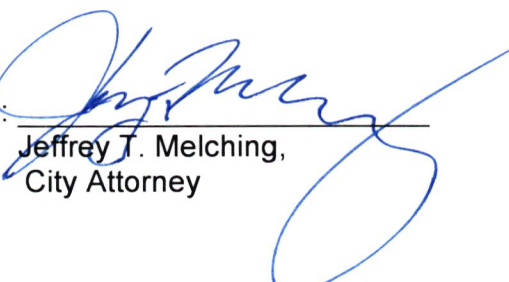
ATTEST:
ACTING CITY CLERK
Stephanie Roseen

By: 

APPROVED AS TO FORM:
County Counsel

By: 
Deputy County Counsel
Wesley W. Starfield

APPROVED AS TO FORM:

By: 
Jeffrey T. Melching,
City Attorney

DC:sc/05052022/415FM/30.733

EXHIBIT "A and B"

LEGAL DESCRIPTION AND PLAT MAP OF PROPERTY

[attached behind this page]

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

THAT PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, LOCATED IN THE CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING DESCRIBED AS FOLLOWS;

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CONTAINING 2.32 ACRES MORE OR LESS.

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SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

DATE: 9-20-2022

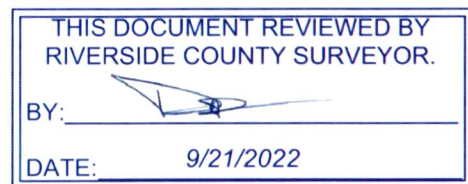
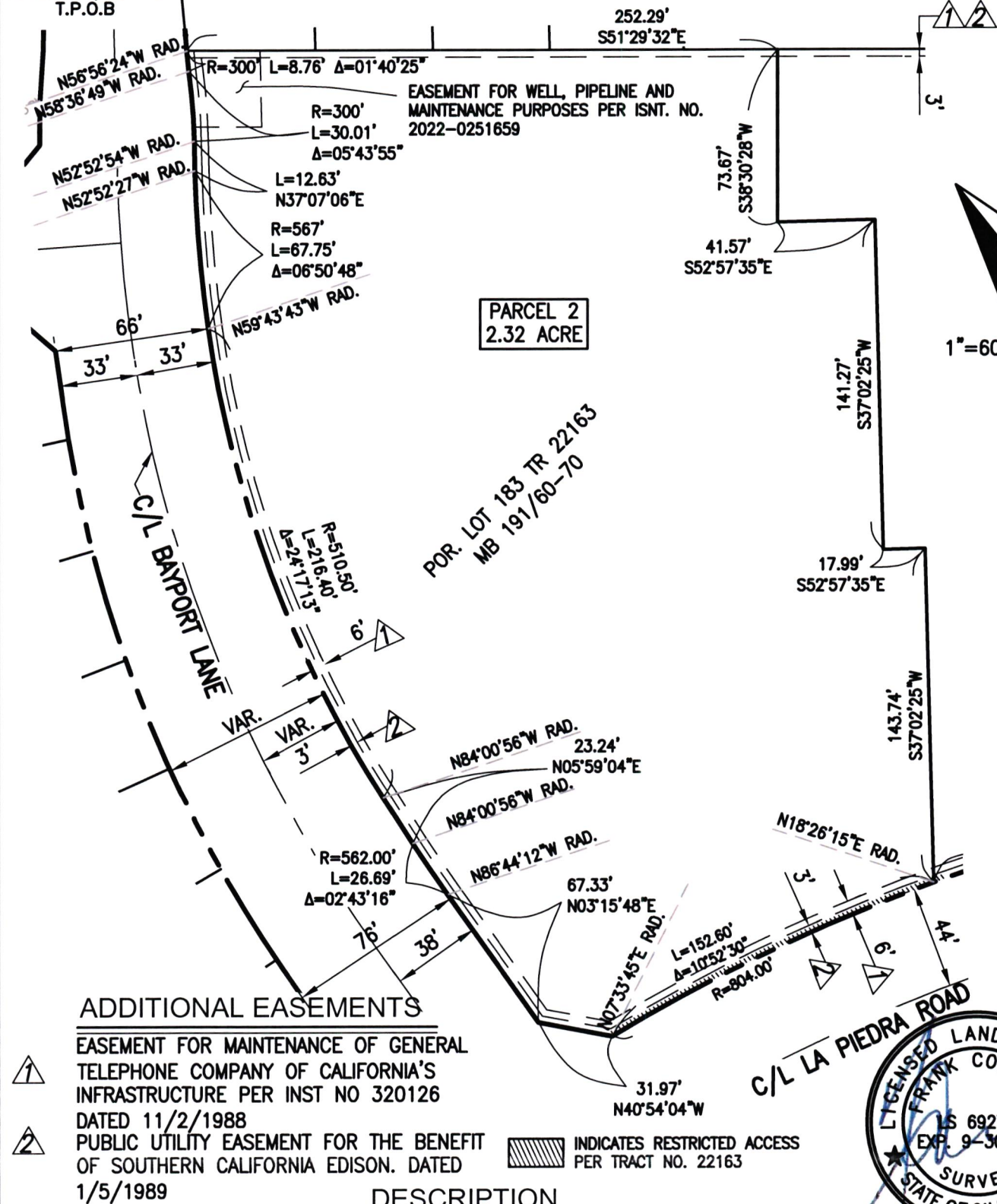


EXHIBIT "B"

PROPERTY LINE EXHIBIT

P.O.C.
N/W COR. LOT 183
P.M.B. 191/60-70
T.P.O.B



DESCRIPTION

SEC. 2, T 6S, R 3W, S.B.B.M.

PARCEL 2 FUTURE COMMERCIAL SPACE



Armstrong & Brooks Consulting Engineers, Inc.
Civil Engineering · Water Resources · Surveying

1350 E. Chase Drive, Corona, CA 92881
Mail: P.O. Box 78088, Corona, CA 92887
Ph. (951) 372-8400, Fax (951) 372-8430

CITY OF MENIFEE, CA

APN 364-152-034

DATE PREPARED: 9/20/2022



7/12/2022

EXHIBIT "C"
QUITCLAIM DEED

Recorded at request of and return to:

City of Menifee
Deputy City Engineer
29844 Haun Road
Menifee, CA 92586

FREE RECORDING

This instrument is for the benefit of
the City of Menifee, and is
entitled to be recorded without fee.
(Govt. Code 6103)

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

PROJECT: City of Menifee
APN(s): A Portion of 364-152-034

QUITCLAIM 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,

does hereby remise, release and forever quitclaim to the CITY OF MENIFEE, a
municipal corporation, the fee simple interest in real property in the County of Riverside,
State of California, as more particularly described as:

See Exhibit "A and B" attached hereto
and made a part hereof

Dated: _____

GRANTOR:

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

By: _____
Jeff Hewitt, Chair
Board of Supervisors

ATTEST:

Kecia R. Harper
Clerk of the Board

By: _____

City of Menifee
Certificate of Acceptance

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 21, 2022

Craig Olsen, Supervising Real Property Agent
Real Estate Division
County of Riverside
3450 14th Street, Suite 200
Riverside CA 92501

Dear Craig Olsen:

**RE: HCD's Review of the County of Riverside's Resolution No. 2022-121
Declaring Assessor Parcel Number 364152034 as "Exempt Surplus Land."**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the County of Riverside's (County) determination of Assessor Parcel Number 364152034 (Property) as "exempt surplus land." HCD reviewed Resolution No. 2022-121 (Resolution) pursuant to Section 400(e) of the Surplus Land Act Guidelines.

According to the Resolution, the County desires to transfer the Property to the City of Menifee (City) and the City desires to acquire the Property for its agency's use. Based on this information, HCD concludes that the Property qualifies as "exempt surplus land" pursuant to Government Code section 54221, subdivision (f)(1)(D). The County is permitted to proceed with the transfer of the Property to the City as described in the Resolution.

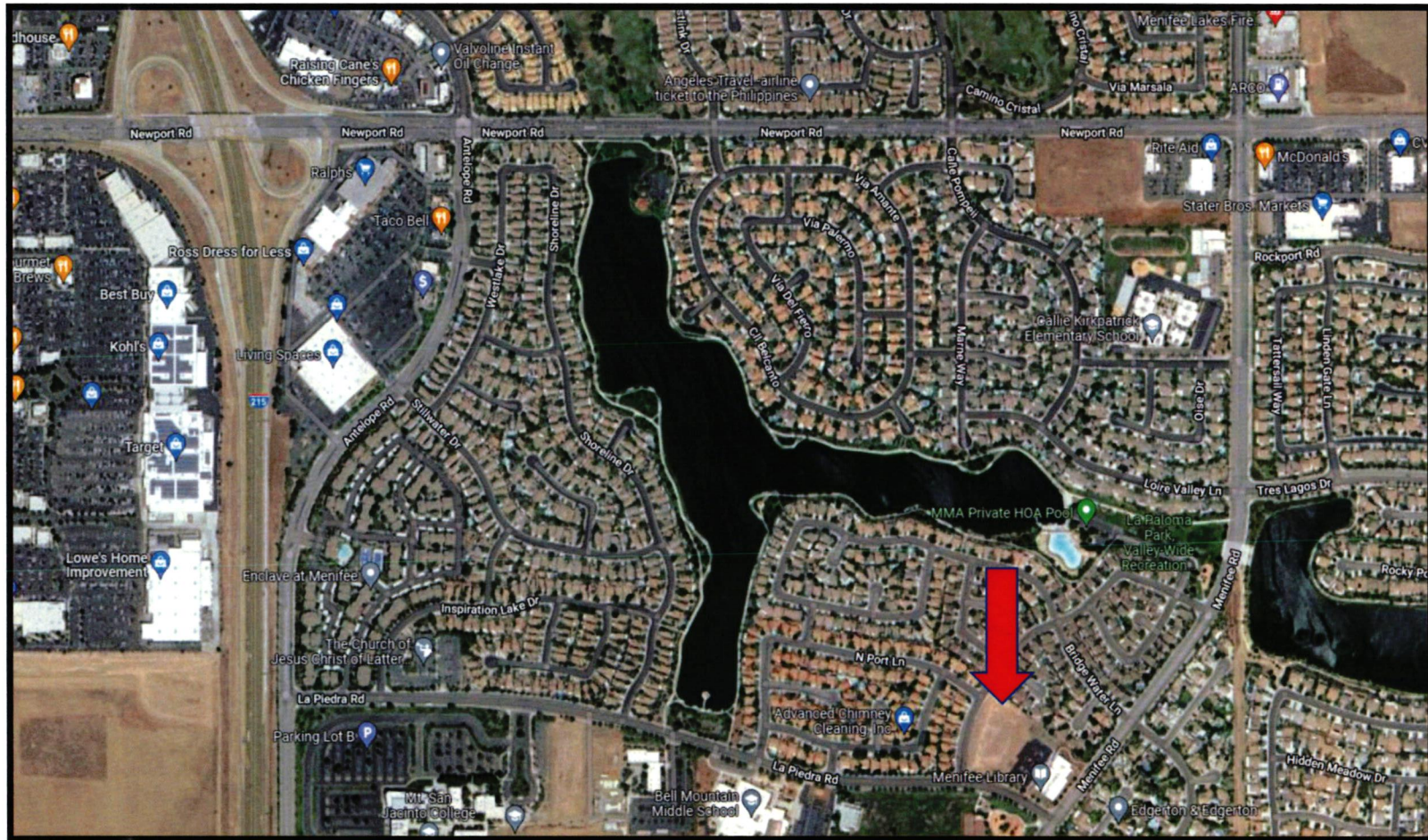
If you have any questions or need additional technical assistance, please contact Public Lands, at Publiclands@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jillian Burgos".

Jillian Burgos
Public Lands Manager
Housing Policy Development

Aerial Photograph



The Westerly Portion of APN 364-152-034

1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-120

3 A Resolution of the Board of Supervisors of the County of Riverside Authorizing the

4 Conveyance of a Fee Simple Interest in

5 Real Property in the City of Menifee, County of Riverside, California,
6 identified as an unimproved parcel consisting of approximately 2.32 acres
7 adjacent to the City of Menifee Library, identified as a portion of Assessor's
8 Parcel Number 364-152-034 by Quitclaim Deed to the City of Menifee

9
10 WHEREAS, the County of Riverside (County) is the owner of certain real
11 property in the City of Menifee, County of Riverside, State of California, consisting of
12 approximately 2.32 unimproved acres adjacent to the City of Menifee Library, identified
13 as a portion of Assessor's Parcel Number 364-152-034 (the "Property");

14 WHEREAS, on June 28, 2022, pursuant to California Government Code
15 Sections 25365 and 54221(f)(1)(D), the Riverside County Board of Supervisors (Board)
16 adopted Resolution No. 2022-121, Declaring Certain Real Property Also Known as a
17 Portion of Assessor's Parcel Number 364-152-034 in the City of Menifee, County of
18 Riverside, California as Exempt Surplus Land and Notice of Intention to Convey such
19 Real Property by Quitclaim Deed to the City of Menifee;

20 WHEREAS, the County subsequently sent Resolution No. 2022-121 to the
21 California Department of Housing and Community Development (HCD) as required by
22 the Surplus Land Act Guidelines;

23 WHEREAS, On July 21, 2022, HCD sent a letter to the County acknowledging
24 the County's declaration of exempt surplus and confirmed the County's compliance
25 with the Surplus Land Act;

26 WHEREAS, the City of Menifee and the County of Riverside concur that it would
27 be in both parties' best interest to transfer ownership of the Property to the City of
28 Menifee;

OCT 04 2022 3.16

FORM APPROVED COUNTY COUNSEL

BY: WESLEY W. STANFIELD

DATE

9/22/2022

1 WHEREAS, pursuant to California Government Code Section 25365(a), "[t]he
2 board of supervisors may, by a four-fifths vote, grant, convey, quitclaim, assign, or
3 otherwise transfer to . . . [a] city . . . or any other public agency within the county . . .
4 any real or personal property, or interest therein belonging to the county upon the
5 terms and conditions as are agreed upon and without complying with any other
6 provisions of this code, if the property or interest therein to be granted and conveyed or
7 quitclaimed is not required for county use";

8 WHEREAS, the County deems the Property to be an uneconomical remnant,
9 which is no longer required and not necessary for the County's use; and

10 WHEREAS, the County has reviewed and determined that the purchase of the
11 Property is categorically exempt from the California Environmental Quality Act
12 ("CEQA") pursuant to State CEQA Guidelines Section 15301, Class 1, Existing
13 Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense"
14 Exemption; now, therefore,

15 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
16 Board of Supervisors of the County of Riverside ("Board"), in regular session
17 assembled on October 4, 2022, at 9:30 a.m. or soon thereafter, in the meeting room of
18 the Board of Supervisors located on the 1st floor of the County Administrative Center,
19 4080 Lemon Street, Riverside, California, based upon a review of the evidence and
20 information presented on the matter, as it relates to this acquisition, this Board:

21 1. Has determined that the proposed acquisition project is categorically
22 exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1,
23 Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common
24 Sense" Exemption.

25 2. Authorizes the conveyance to the City of Menifee the following described
26 real property: Certain real property located in the City of Menifee, State of California,
27 identified as an unimproved parcel consisting of approximately 2.32 acres adjacent to
28 the City of Menifee Library, identified as a portion of Assessor's Parcel Number 364-

1 152-034 by Quitclaim Deed, as more particularly described in Exhibit "A" and Exhibit
2 "B", attached hereto and thereby made a part hereof.

3 BE IT RESOLVED, DETERMINED AND ORDERED that this Board hereby
4 approves the Transfer Agreement between the County of Riverside and the City of
5 Menifee (Agreement) and authorizes the Chair of the Board of Supervisors of the
6 County of Riverside to execute the Agreement on behalf of the County.

7 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Chair of
8 the Board of Supervisors of the County of Riverside is authorized to execute the
9 Quitclaim Deed.

10 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Director
11 of Facilities Management or designee, is authorized to execute any other documents
12 and administer all actions necessary to complete the conveyance of real property.

13 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of
14 the Board to submit the Notice of Exemption to the County Clerk for posting within five
15 days of approval of this project.

16 BE IF FURTHER RESOLVED, DETERMINED AND ORDERED that the
17 Clerk of the Board of Supervisors has given notice hereof pursuant to California
18 Government Code Section 6061.

19
20 DC:sc/09222022/415FM/30.759

21 ROLL CALL:

22 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
23 Nays: None
24 Absent: None

25 The foregoing is certified to be a true copy of a resolution duly adopted by said
26 Board of Supervisors on the date therein set forth.

27 KECIA R. HARPER, Clerk of said Board
28

By: _____
Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2

THAT PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASELINE AND MERIDIAN, LOCATED IN THE CITY OF MENIFEE, RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF LOT 183 AS SHOWN BY MAP ON FILE IN BOOK 191 OF MAPS AT PAGES 60 THROUGH 70 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE SOUTHEASTERLY SOUTH 51°29'32" EAST, A DISTANCE OF 252.29;

THENCE LEAVING SAID NORTHERLY LINE SOUTHWESTERLY SOUTH 38°30'28" WEST, A DISTANCE OF 73.67 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, A DISTANCE OF 41.57 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 141.27 FEET;

THENCE SOUTHEASTERLY SOUTH 52°57'35" EAST, 17.99 FEET;

THENCE SOUTHWESTERLY SOUTH 37°02'25" WEST, 143.74 FEET TO A POINT, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF LA PIEDRA ROAD, (44.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP) SAID POINT ALSO BEING ON A NONTANGENT CURVE, CONCAVE WESTERLY WITH A RADIUS OF 804.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 10°52'30, WITH A RADIAL BEARING OF NORTH 18°26'15" EAST;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY CURVE A DISTANCE OF 152.60 FEET, TO A POINT WITH A RADIAL BEARING OF NORTH 07°33'45" EAST, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER CUTBACK OF SAID LOT 183;

THENCE LEAVING SAID CURVE NORTHWESTERLY NORTH 40°54'04" WEST, ALONG SAID SOUTHWESTERLY CORNER CUTBACK, A DISTANCE OF 31.97 FEET, TO A POINT, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF BAYPORT LANE, (38.00 FOOT HALF WIDTH AS SHOWN ON SAID MAP);

THENCE NORTHEASTERLY NORTH 03°15'48" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 67.33 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 562.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 02°43'16" WITH A RADIAL BEARING OF NORTH 86°44'12" WEST;

THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 26.69 FEET TO A POINT, SAID POINT HAVING A RADIAL BEARING OF NORTH 84°00'56" WEST;

THENCE LEAVING SAID CURVE NORTHEASTERLY NORTH 05°59'04" EAST, A DISTANCE OF 23.24 FEET, TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, WITH A RADIUS OF 510.50 FEET, PASSING THROUGH A CENTRAL ANGLE OF 24°17'13" WITH A RADIAL BEARING OF NORTH 84°00'56" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 216.40 TO A POINT, SAID POINT ALSO BEING THE END OF SAID CURVE TO A POINT WITH A RADIAL BEARING OF NORTH 59°43'43" WEST, AND BEGINNING OF A CURVE CONCAVE EASTERLY WITH A RADIUS OF 567.00 FEET PASSING THROUGH A CENTRAL ANGLE OF 06°50'48", WITH A RADIAL BEARING OF NORTH 59°43'43" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 67.75 FEET, TO A POINT WITH A RADIAL BEARING OF NORTH 52° 52'27" WEST;

THENCE LEAVING SAID CURVE NORTHEASTERLY NORTH 37°07'06" EAST A DISTANCE OF 12.63 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 300.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05°43'55" WITH A RADIAL BEARING OF NORTH 52°52'27" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 30.01 FEET TO A POINT WITH A RADIAL BEARING OF NORTH 58°36'49" WEST. TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY WITH A RADIUS OF 300.00 FEET PASSING THROUGH A CENTRAL ANGLE OF 1°40'25" WITH A RADIAL BEARING OF NORTH 58°36'49" WEST;

THENCE ALONG SAID CURVE A DISTANCE OF 8.76 FEET TO A POINT, TO A POINT WITH A RADIAL BEARING OF NORTH 56°56'24" WEST;

SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING;**

CONTAINING 2.32 ACRES MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART THEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

DATE: 9-20-2022




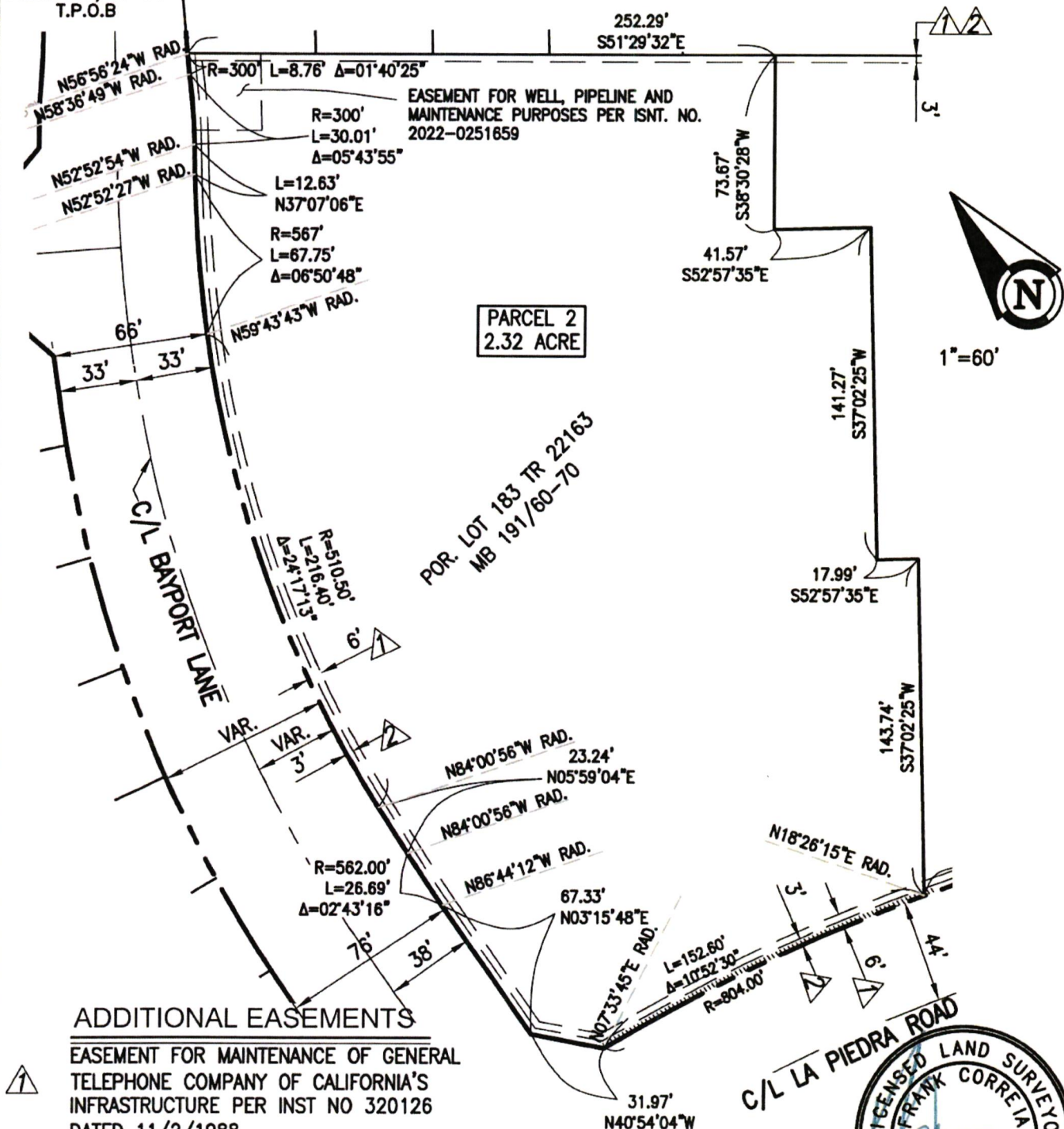
| | |
|---|--|
| THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR. | |
| BY: |  |
| DATE: | 9/21/2022 |

EXHIBIT "B"

PROPERTY LINE EXHIBIT

P.O.C.
N/W COR. LOT 183
P.M.B. 191/60-70
T.P.O.B



ADDITIONAL EASEMENTS

△ EASEMENT FOR MAINTENANCE OF GENERAL TELEPHONE COMPANY OF CALIFORNIA'S INFRASTRUCTURE PER INST NO 320126 DATED 11/2/1988
△ PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF SOUTHERN CALIFORNIA EDISON. DATED 1/5/1989

DESCRIPTION

SEC. 2, T 6S, R 3W, S.B.B.M.

PARCEL 2 FUTURE COMMERCIAL SPACE



7/12/2022

Armstrong & Brooks Consulting Engineers, Inc.
Civil Engineering Water Resources Surveying
1350 E. Chase Drive, Corona, CA 92881
Mail: P.O. Box 78088, Corona, CA 92887
Ph. (951) 372-8400, Fax (951) 372-8430

| | |
|---------------------|--------------------------|
| CITY OF MENIFEE, CA | |
| APN 364-152-034 | DATE PREPARED: 9/20/2022 |