

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION NO. _____

A RESOLUTION DECLARING CERTAIN REAL PROPERTY OWNED BY THE
COUNTY OF LAKE AS SURPLUS AND AUTHORIZING THE SALE AND
DISPOSITION OF PORTIONS OF SAID PROPERTY FOR THE BENEFIT OF THE
PUBLIC

WHEREAS, the County of Lake presently owns a parcel of real property within the city limits of the City of Clearlake shown as Assessor's Parcel Numbers 010-043-01 and 010-043-052, (hereinafter, the "Property"); and

WHEREAS, said Property is more particularly described as a portion of the parcel of described in that quitclaim deed recorded in Book 270, Page 134 of the Official Records, attached hereto and incorporated by reference herein as Exhibit "A"; and

WHEREAS, in 2019, the County of Lake engaged a private survey firm to split Assessor's Parcel Number 010-043-052 into three separate parcels as shown by the map attached hereto and incorporated by reference herein as Exhibit "B", and by doing so, will, in cooperation with other public entities, advance multiple benefits to the public; and

WHEREAS, the development of Assessor's Parcel Number 010-043-052 was found to be in conformance with the City of Clearlake's General Plan pursuant to Resolution No. PC 2019-06, adopted by the Planning Commission of the City of Clearlake; and

WHEREAS, the specific portion of the real property legally-described in Exhibit "C" hereto, attached and incorporated herein by reference, which is unused by the County and vacant, is intended to be sold to the Lake County Transit Authority, an independent special district, in a bargained-for-exchange for use as a transit hub which will maintain and enhance the public's access to transportation; and

WHEREAS, the specific portion of the real property, legally-described in Exhibit "D" hereto, attached and incorporated herein by reference is intended to be sold to the City of Clearlake, a municipality, in a bargained-for-exchange which represents fair market value, to be used to develop future transportation routes; and

WHEREAS, the specific portion of the real property legally-described in Exhibit "E" hereto, attached and incorporated by reference herein upon which the County Public Health Center is located shall be maintained by the County of Lake; and

WHEREAS, the County has complied with the California Environmental Quality Act (CEQA) by finding that the disposition of the properties described herein is exempt from further environmental review in accordance with Class 12, section 15312 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the County Board of Supervisors hereby finds and declares, and orders that:

1. The above recitals are true and correct.
2. The real properties described in Exhibit "C" and "D" attached hereto and incorporated herein by reference are not needed for County use and hereby declared to be surplus.
3. The parcel of real property legally-described in Exhibit "C" hereto, attached and incorporated herein by reference shall be sold to the Lake County Transit Authority, an independent special district, in a bargained-for-exchange for use as a transit hub which will maintain and enhance the public's access to transportation.
4. The parcel of real property legally-described in Exhibit "D" hereto, attached and incorporated herein by reference shall be sold to the City of Clearlake, a municipality, in a bargained-for-exchange which represents fair market value, to be used to develop future transportation routes.
5. This resolution hereby supersedes any prior resolution(s) adopted by the Board to the extent said prior resolution(s) are in conflict herewith.

THIS RESOLUTION WAS PASSED AND ADOPTED by the Board of Supervisors of the County of Lake, State of California, at a regular meeting thereof on _____, 2020 by the following vote:

AYES

NOES:

ABSENT OR NOT VOTING:

CHAIR, Board of Supervisors

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM:

ANITA L. GRANT County
Counsel

By: 

EXHIBIT "A"

the Westerly line of said Lot 5; thence Northerly, along the said Westerly line, 41 feet to the Northwesterly corner of said Lot 5; and thence Easterly, along the Northerly line of said Lot 5, 160 feet to the point of beginning.

Dated: November 9, 1956

RALPH V. DEVOTO
Attorney for Plaintiffs.

4607

Recorded at Request of LAKE COUNTY TITLE CO. NOV 9 1956 at 2:12 o'clock P M., in Book 270 of Official Records, P 133 Records of Lake County, California.

\$2.80

I. E. PAYNE

Recorder

Compared 12/14/56 ca/dh

QUITCLAIM DEED

270/134

WHEREAS, By the act of March 29, 1956 (Public Law 443, 84th Congress, 2d Session), as amended by the act of July 20, 1956 (Public Law 751, 84th Congress, 2d Session), the Secretary of the Interior is authorized and directed to convey by quitclaim deed, to the Lake County Board of Supervisors, Lake County, California, all the right, title, and interest of the United States of America in and to the following-described land.

NOW, THEREFORE, By this indenture made this 23rd day of October, 1956 by and between Fred G. Aandahl, Acting Secretary of the Interior, acting for and on behalf of the United States of America, party of the first part, and the Lake County Board of Supervisors, Lake County, California, party of the second part.

WITNESSETH, That the party of the first part, for and in consideration of Three Thousand Six Hundred Fifty Dollars (\$3,650) does hereby quitclaim to the party of the second part all right, title, and interest of the United States of America in the following-described land:

The south half northeast quarter (S½NE¼), and Lot 2, section 34, township 13 north, range 7 west, Mount Diablo base and meridian, California, containing 140.46 acres, more or less, known as the Lower Lake Rancheria, except for a parcel of land described as follows:

Beginning at a point on the east line of lot 2, section 34, township 13 north, range 7 west, Mount Diablo base and meridian, that is situated south 48 degrees 17 minutes 30 seconds east, a distance of 849.39 feet from a point that is north 48 degrees 19 minutes 57 seconds west, a distance of 4,276.27 feet from the southeast corner of said section 34 and from said point of beginning, running thence north along the east line of said lot 2 to the center of said section 34; thence east along the line running east and west through the center of said section 34, a distance of 431.9 feet; thence north 48 degrees 12 minutes west, a distance of 464.5 feet; thence west to the west line of said lot 2; thence south along the west line of said lot 2 to the U. S. meander line of Clear Lake; thence southeasterly along said meander line to the east line of said lot 2; thence north along the east line of said lot 2, to the point of beginning, containing 41 acres, more or less.

IN WITNESS WHEREOF, Fred G. Aandahl Acting Secretary of the Interior acting for and on behalf of the United States of America has hereunto set his hand and official seal the day and year written above.

(SEAL)

FRED G. AANDAHL
Acting Secretary of the Interior

DISTRICT OF COLUMBIA)
CITY OF WASHINGTON) ss

Before me, the undersigned, a Notary Public in and for the District of Columbia, on this

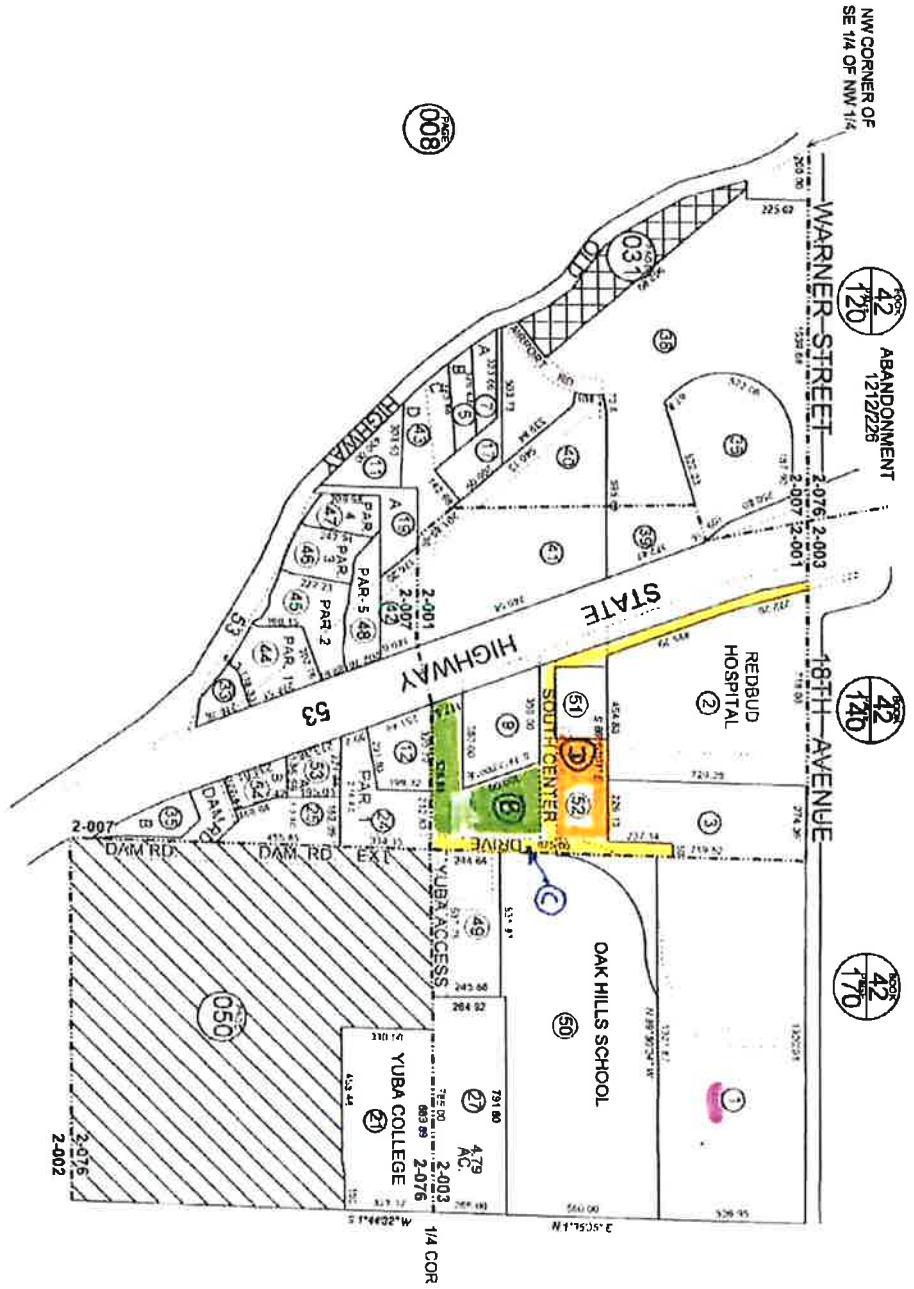
EXHIBIT "B"

PORTION OF SECTION 34, T 13 N, R 7 W, MDBM

TAX RATE AREA
2-001, 2-003,
2-007, 2-076

010-043

ENLARGED FROM
PGS. 008, 024



REVISIONS
ROW A03 #201704975, 4/17/2017, RL

050

42
320

- 42 PM 1/2
- 41 PM 6/7
- 29 PM 5/3/96
- 7 PM 3
- 6 PM 25
- 1 PM 97

"THIS MAP WAS PREPARED BY THE
ASSESSMENT DEPARTMENT OF THE
COUNTY OF YUBA, CALIFORNIA,
AND IS ASSUMED TO BE CORRECT
UNLESS OTHERWISE NOTED
HEREIN."
APPROVED: J. FORD
ASSESSOR, YUBA COUNTY

EXHIBIT "C"

5

EXHIBIT "e"
LEGAL DESCRIPTION

Lying within the City of Clearlake, County of Lake, State of California and being a portion of the parcel of land described in the deed to the County of Lake, recorded November 9, 1956 in Book 270 at Page 134, Official Records of Lake County, more particularly described as follows:

COMMENCING at the northeast corner of Parcel 1 as shown on the Parcel Map recorded September 15, 1987 in Book 29 of Parcel Maps at Pages 35 & 36, Lake County Records, thence along the northerly line of said Parcel 1 North 89°52'18" West (shown as South 89°50'01" East on said Parcel Map) 50.02 feet to the POINT OF BEGINNING; thence continuing along said northerly line of Parcel 1 and along the northerly line of Parcel A as shown on the Parcel Map recorded May 29, 1973 in Book 6 of Parcel Maps at Page 26, Lake County Records and along its westerly prolongation, North 89°52'18" West 511.41 feet to the easterly line of Parcel One described in the deed to the State of California, recorded March 31, 1995 as Document Number 95-004591 in the Office of the Lake County Recorder; thence along said easterly line, North 23°03'17" West (shown as South 22°38'14" East in said deed) 120.39 feet to the southerly line of the parcel of land described in the deed to Clear Lake Masonic Building Association, recorded February 24, 1964 in Book 421 at Page 129, Official Records of Lake County; thence along said southerly line, South 89°50'01" East 380.83 feet to the southeasterly corner of said parcel; thence North 19°59'19" West 299.79 feet (shown as South 19°33'00" East 300.00 feet in said deed) to the northeasterly corner of said parcel; thence South 89°50'01" East 265.86 feet; thence along a curve to the right, having a radius of 25.00 feet, through a central angle of 91°29'15" for a length of 39.92 feet to a point that is 50.00 feet westerly from and measured at a right angle to the westerly line of the parcel of land described in the deed to the Konocti Unified School District, recorded September 26, 1966 in Book 504 at Page 472, Official Records of Lake County; thence along a line that is 50.00 feet distant westerly and parallel with said westerly line, South 1°39'14" West 366.20 feet to the POINT OF BEGINNING.


Containing 2.88 acres, more or less.

BASIS OF BEARINGS

Being North 1°39'52" East between found 5/8" rebar monuments as shown on the Record of Survey filed in Book 91 of Surveys at Page 45, Lake County Records.

Portion of APN 010-043-52

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, P.L.S. 8985



11.19.19
Date

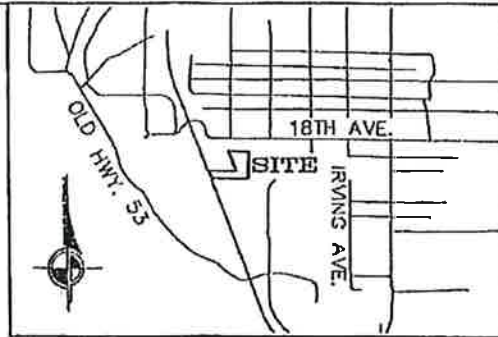
1804 Soscol Avenue, Suite 207, Ukiah, CA 94559
Tel: (707) 690-9025 Fax: (707) 542-2106
www.cinquinipassarino.com
CPI No.: 8632-19

EXHIBIT 'B'

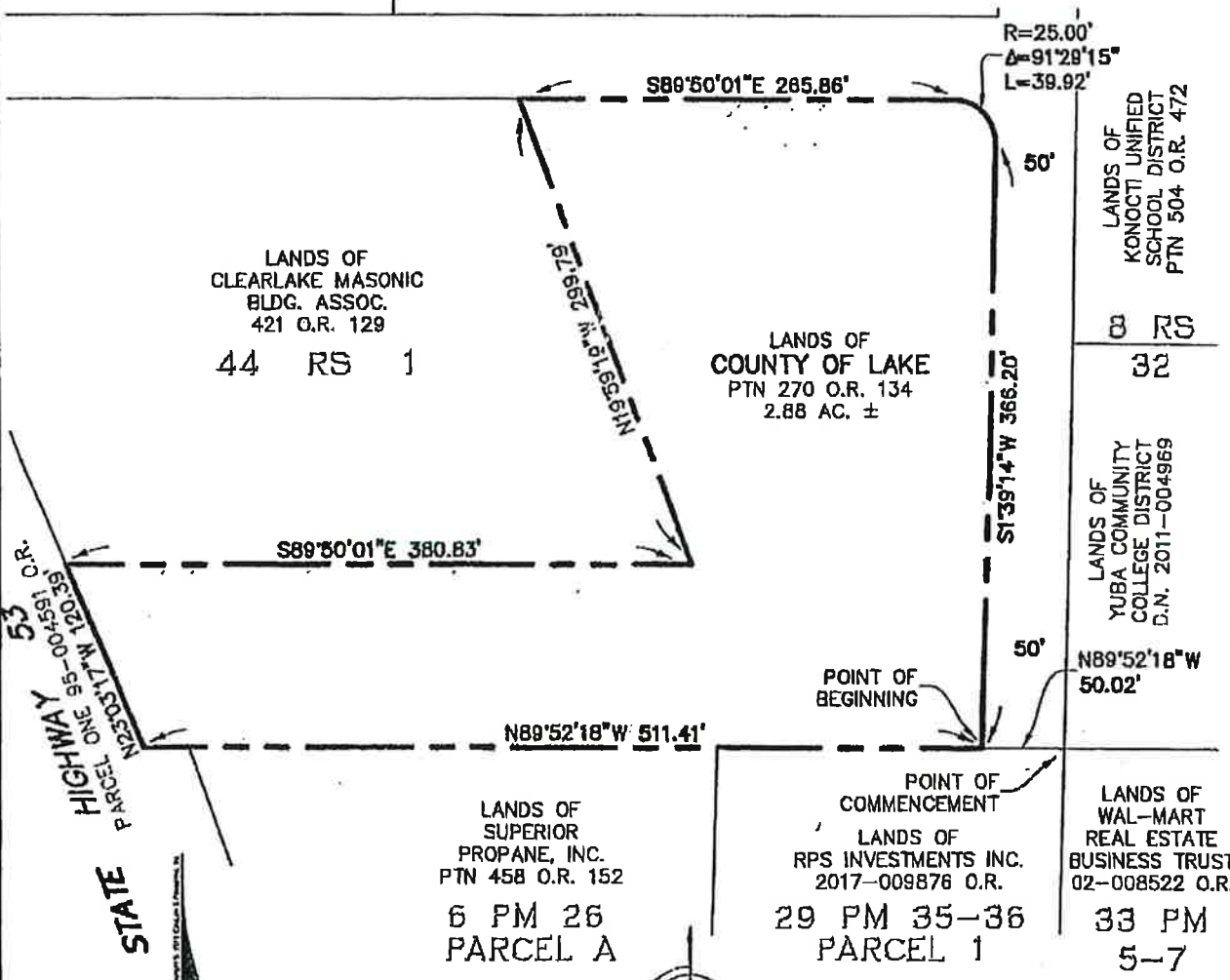
THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.

LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  ADJACENT PROPERTY BOUNDARY

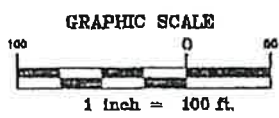


SITE MAP - NOT TO SCALE



CINQUINI & PASSARINO, INC.
LAND SURVEYING

- ▲ BOUNDARY 1804 Soscol Avenue, STE 202
 - ▲ TOPOGRAPHIC Napa, CA. 94559
 - ▲ CONSTRUCTION Phone: (707) 690-9025
 - ▲ SUBDIVISIONS Fax: (707) 542-2106
- WWW.CINQUINIPASSARINO.COM



JOB NAME: LANDS OF COUNTY OF LAKE	DRAWN BY: CAF	CHECKED BY: MPA
DESCRIPTION: PARCEL TWO (SOUTH)	SCALE: 1"=100'	DATE: 11-08-19
	JOB #: 8632-19	PAGE: 1 OF 1

Y:\8632\Ccd\8632EXHIBIT_PCL2(SOUTH).dwg
Nov 18, 2019 4:55pm

EXHIBIT "C"

EXHIBIT "D"

EXHIBIT "D"
LEGAL DESCRIPTION

Lying within the City of Clearlake, County of Lake, State of California and being a portion of the parcel of land described in the deed to the County of Lake, recorded November 9, 1956 in Book 270 at Page 134, Official Records of Lake County, more particularly described as follows:

BEGINNING at the northeast corner of Parcel 1 as shown the Parcel Map recorded September 15, 1987 in Book 29 of Parcel Maps at Pages 35 & 36, Lake County Records, thence along the northerly line of said Parcel 1 North 89°52'18" West (shown as South 89°50'01" East on said Parcel Map) 50.02 feet; thence leaving said northerly line, along a line that is 50.00 feet westerly from and measured at a right angle to the westerly line of the parcel of land described in the deed to the Konocti Unified School District, recorded September 26, 1966 in Book 504 at Page 472, Official Records of Lake County, North 1°39'14" East 366.20 feet; thence along a curve to the left, having a radius of 25.00 feet, through a central angle of 91°29'15" for a length of 39.92 feet; thence North 89°50'01" West 265.86 feet to the northeasterly corner of the parcel of land described in the deed to Clear Lake Masonic Building Association, recorded February 24, 1964 in Book 421 at Page 129, Official Records of Lake County; thence along the northerly line of said parcel, North 89°50'01" West 375.13 feet to the easterly line of Parcel One described in the deed to the State of California, recorded March 31, 1995 as Document Number 95-004591 in the Office of the Lake County Recorder; thence along said easterly line, the following four courses:

- (1) North 15°48'37" West (shown as South 15°22'26" East in said deed) 30.71 feet;
- (2) North 9°50'47" West (shown as South 9°27'52" East in said deed) 82.14 feet;
- (3) North 19°22'49" West (shown as South 18°57'27" East in said deed) 854.14 feet;
- (4) North 11°11'45" West (shown as South 10°47'24" East in said deed) 62.66 feet;

Thence leaving said easterly line, South 89°38'37" East 68.51 feet to the northwesterly corner of the parcel of land described as Tract Five in the deed to Adventist Health Clearlake Hospital, Inc., recorded July 1, 1997 as document number 97-010079 in the Office of the Lake County Recorder; thence along the westerly line thereof, South 15°12'58" East 272.34 feet (shown as South 15°12'02" East 272.20 feet in said deed) and South 19°59'19" East 499.29 feet to the southwest corner thereof; thence along the southerly line of said Adventist Health Clearlake Hospital, Inc. parcel, South 89°50'01" East 41.69 feet to the northwesterly corner of the parcel of land described in the deed to the State of California, recorded November 1, 2011 as Document Number 2011-015564 in the Office of the Lake County Recorder; thence along the westerly line thereof, South 0°56'39" East (shown as North 1°00'42" West in said deed) 194.54 feet to the southwest corner thereof; thence along the southerly line of said State of California parcel, South 89°50'01" East 260.00 feet to the southeasterly corner of said parcel; thence North 87°29'39" East 367.09 feet to a point on the westerly line of Parcel "B" as described in the deed

to the City of Clearlake, recorded October 2, 2014 as Document Number 2014-012038 in the Office of the Lake County Recorder, said point being on a non-tangent curve to the right, the radius point of which bears South 87°01'47" East 400.00 feet; thence along said westerly line of Parcel "B", through a central angle of 7°13'02", for a length of 50.39 feet to a point that is 50.00 feet westerly from and measured at a right angle to the westerly line of the parcel of land described in deed to the Konocti Unified School District, recorded September 26, 1966 in Book 504 at Page 472, Official Records of Lake County; thence leaving said westerly line of Parcel "B", along a line that is 50.00 feet distant westerly and parallel with said westerly line of the Konocti Unified School District parcel, North 1°39'14" East 127.39 feet to the most southeasterly corner of the parcel of land described in the deed to Adventist Health Clearlake Hospital, Inc., recorded July 15, 2019 as document number 2019-008429 in the Office of the Lake County Recorder; thence along the general easterly line of last said Adventist Health Clearlake Hospital, Inc. parcel, North 1°39'14" East 239.50 feet (shown as North 1°39'52" East 237.14 feet in said deed) and South 88°20'46" East (shown as South 89°39'37" East in said deed) 50.00 feet; thence leaving said general easterly line, South 1°39'14" West 50.00 feet to the northwesterly corner of said Konocti Unified School District parcel; thence along the westerly line of said Konocti Unified School District parcel South 1°39'14" West 825.35 feet to the POINT OF BEGINNING.

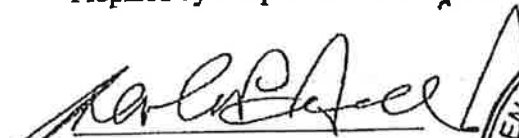
Containing 3.24 Acres, more or less.

BASIS OF BEARINGS

Being North 1°39'52" East between found 5/8" rebar monuments as shown on the Record of Survey filed in Book 91 of Surveys at Page 45, Lake County Records.

Portion of APN 010-043-52

Prepared by Cinquini & Passarino, Inc.


Mark P. Andrilla, P.L.S. 8985



11.19.19
Date

EXHIBIT 'D'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.

18TH AVENUE



SITE MAP - NOT TO SCALE

N1171'45"W
62.66'

53

STATE HIGHWAY 53
PARCEL ONE (ROAD)
N1922'22"W 81.65'
S1512'58"E 272.34'
S1512'58"E 272.34'
S89'38'37"E 68.51'

LANDS OF ADVENTIST HEALTH CLEARLAKE HOSPITAL INC. TRACT FIVE 97-010079 O.R. 65 RS 27

LANDS OF ADVENTIST HEALTH CLEARLAKE HOSPITAL INC. 2019-008429 O.R. S88'20'46"E 50.00'

LANDS OF COUNTY OF LAKE PTN 270 O.R. 134 91 RS 45 S1'39'14"W 50.00'

88 RS 12-24

S89'50'01"E 41.69'
LANDS OF STATE OF CALIFORNIA 2011-015564 O.R.

2 RS 7B

LANDS OF KONOCTI UNIFIED SCHOOL DISTRICT PTN 50-4 O.R. 472

S0'56'39"E 194.54'
S89'50'01"E 260.00'

N1'39'14"E 239.50'
LANDS OF 127.39' COUNTY OF LAKE PTN. 270 O.R. 134 N87'29'39"E 367.09'

8 RS 32
S1'39'14"W 825.35'
S67'01'47"E (R)

N9'50'47"W 82.14'
N15'48'37"W 30.71'

LANDS OF COUNTY OF LAKE PTN 270 O.R. 134

N89'50'01"W 375.13'
LANDS OF CLEARLAKE MASONIC BLDG. ASSOC. 421 O.R. 129 44 RS 1

N89'50'01"W 265.86'
LANDS OF COUNTY OF LAKE PTN 270 O.R. 134

R=25.00'
Δ=91'29'15"
L=39.92'

LANDS OF YUBA COMMUNITY COLLEGE DISTRICT D.N. 2011-004969

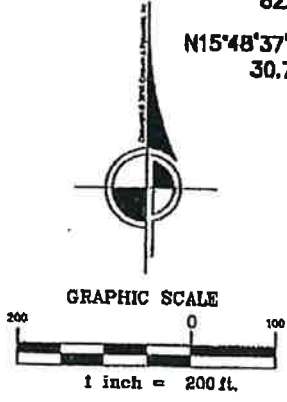
LANDS OF RPS INVESTMENTS INC. 2017-009876 O.R.

POINT OF BEGINNING

6 PM 26

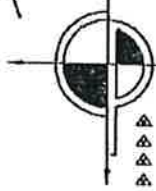
29 PM 35-36

N89'52'18"W 50.02'
33 PM 5-7



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FORMER PROPERTY BOUNDARY
- (R) RADIAL BEARING



CINQUINI & PASSARINO, INC.
LAND SURVEYING

▲ BOUNDARY 1804 Soscol Avenue, STE 202
▲ TOPOGRAPHIC Napa, CA, 94559
▲ CONSTRUCTION Phone: (707) 690-9025
▲ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	400.00'	71'3"02"	50.39'

JOB NAME: LANDS OF COUNTY OF LAKE	DRAWN BY: CAF	CHECKED BY: MPA
DESCRIPTION: PARCEL ONE (ROAD)	SCALE: 1"=100'	DATE: 11-19-19
	JOB #: 8632-19	PAGE: 1 OF 1

Nov 15, 2019 8:29am
 C:\Users\jpassarino\OneDrive\Documents\11-19-19\11-19-19\11-19-19.dwg

EXHIBIT "E"

EXHIBIT "E"
LEGAL DESCRIPTION

Lying within the City of Clearlake, County of Lake, State of California and being a portion of the parcel of land described in the deed to the County of Lake, recorded November 9, 1956 in Book 270 at Page 134, Official Records of Lake County, more particularly described as follows:

BEGINNING at the southeasterly corner of the parcel of land described in the deed to the State of California, recorded November 1, 2011 as Document Number 2011-015564 in the Office of the Lake County Recorder; thence North $87^{\circ}29'39''$ East 367.09 feet to a point on the westerly line of Parcel "B" as described in the deed to the City of Clearlake, recorded October 2, 2014 as Document Number 2014-012038 in the Office of the Lake County Recorder, said point being on a non-tangent curve to the right, the radius point of which bears South $87^{\circ}01'47''$ East 400.00 feet; thence along said westerly line of Parcel "B", through a central angle of $7^{\circ}13'02''$, for a length of 50.39 feet to a point that is 50.00 feet westerly from and measured at a right angle to the westerly line of the parcel of land described in deed to the Konocti Unified School District, recorded September 26, 1966 in Book 504 at Page 472, Official Records of Lake County; thence leaving said westerly line of Parcel "B", along a line that is 50.00 feet distant westerly and parallel with said westerly line of the Konocti Unified School District parcel, North $1^{\circ}39'14''$ East 127.39 feet to the most southeasterly corner of the parcel of land described in the deed to Adventist Health Clearlake Hospital, Inc., recorded July 15, 2019 as document number 2019-008429 in the Office of the Lake County Recorder; thence along the southerly line of said parcel of land and the southerly line of the parcel of land described as Tract Five in the deed to Adventist Health Clearlake Hospital, Inc., recorded July 1, 1997 as document number 97-010079 in the Office of the Lake County Recorder, North $89^{\circ}50'01''$ West 375.62 feet to the northeast corner of said State of California parcel; thence along the easterly line of said parcel, South $0^{\circ}09'59''$ West 194.50 feet to the POINT OF BEGINNING.

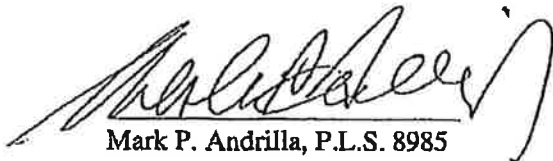
Containing 1.59 acres, more or less.

BASIS OF BEARINGS

Being North $1^{\circ}39'52''$ East between found 5/8" rebar monuments as shown on the Record of Survey filed in Book 91 of Surveys at Page 45, Lake County Records.

Portion of APN 010-043-52

Prepared by Cinquini & Passarino, Inc.

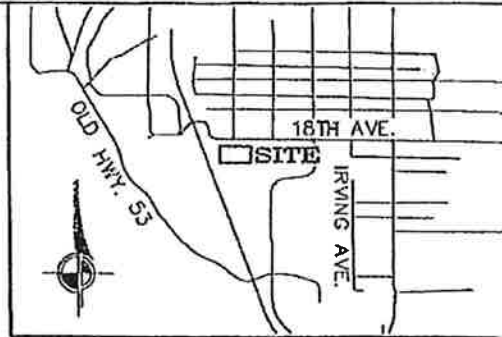

Mark P. Andrilla, P.L.S. 8985



11.19.19
Date

EXHIBIT 'D'

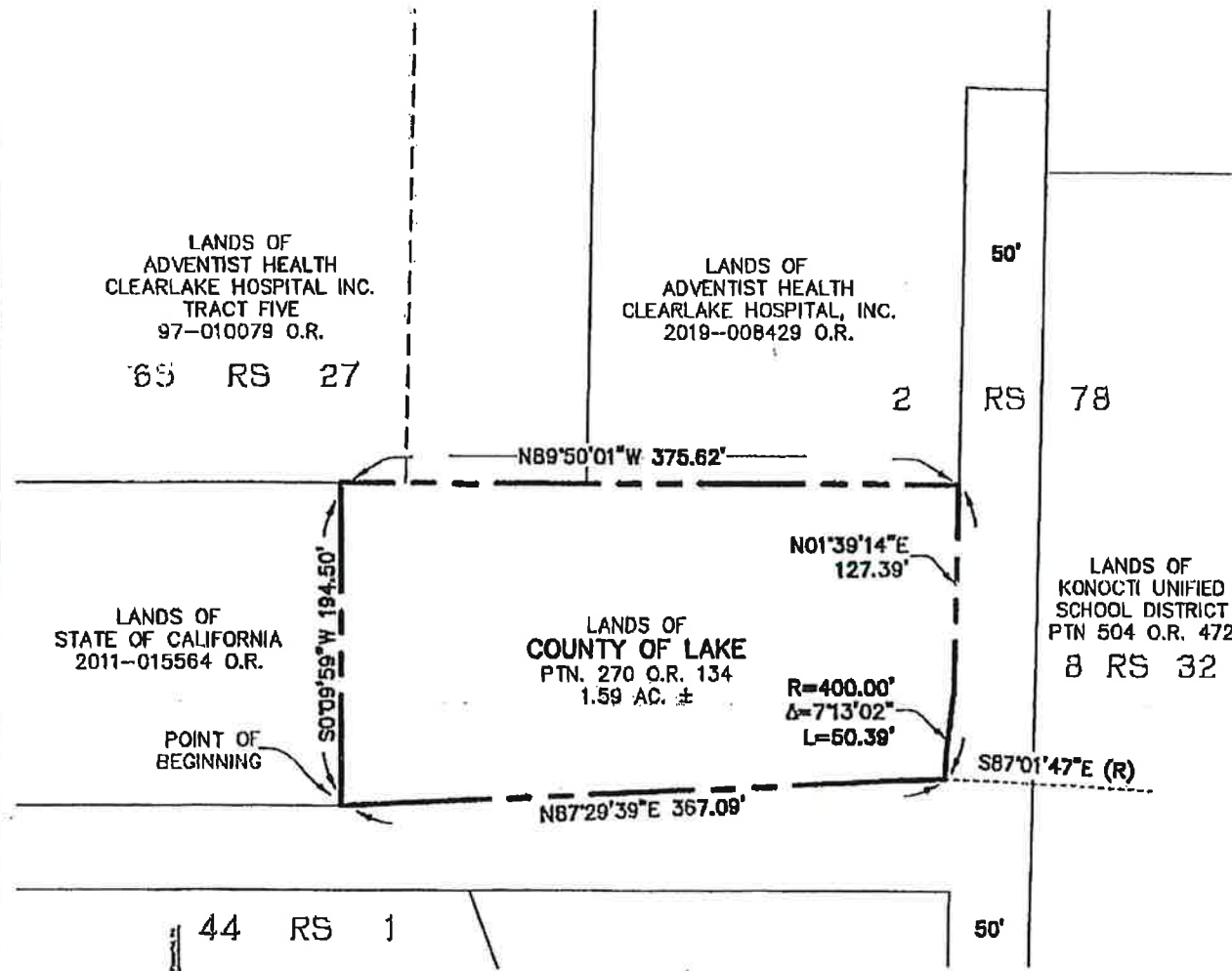
THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.



SITE MAP - NOT TO SCALE

LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- (R) RADIAL BEARING



LANDS OF
ADVENTIST HEALTH
CLEARLAKE HOSPITAL INC.
TRACT FIVE
97-010079 O.R.

65 RS 27

LANDS OF
ADVENTIST HEALTH
CLEARLAKE HOSPITAL, INC.
2019-008429 O.R.

2 RS 78

LANDS OF
STATE OF CALIFORNIA
2011-015564 O.R.

LANDS OF
COUNTY OF LAKE
PTN. 270 O.R. 134
1.59 AC. ±

R=400.00'
Δ=713'02"
L=50.39'

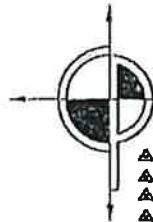
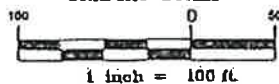
LANDS OF
KONOCTI UNIFIED
SCHOOL DISTRICT
PTN 504 O.R. 472
8 RS 32

POINT OF
BEGINNING

44 RS 1



GRAPHIC SCALE



**CINQUINI & PASSARINO, INC.
LAND SURVEYING**

- ▲ BOUNDARY 1804 Soscol Avenue, STE 202
 - ▲ TOPOGRAPHIC Napa, CA. 94559
 - ▲ CONSTRUCTION Phone: (707) 690-9025
 - ▲ SUBDIVISIONS Fax: (707) 542-2106
- WWW.CINQUINIPASSARINO.COM

JOB NAME: LANDS OF COUNTY OF LAKE	DRAWN BY: CAF	CHECKED BY: MPA
DESCRIPTION: PARCEL THREE (NORTH)	SCALE: 1"=100'	DATE: 11-19-19
	JOB #: 8632-19	PAGE: 1 OF 1

