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**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
November 25, 2008

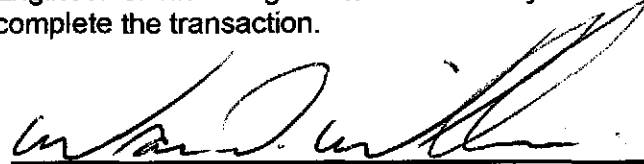
SUBJECT: Stetson Avenue Channel, APN 456-050-023, RCFC 4211-3
Authorization to Convey an Interest in District Owned Real Property

RECOMMENDED MOTION:

1. Approve Resolution No. F2008-34, Authorization to Convey an Interest in District Owned Real Property, District Parcel 4211-3.
2. Authorize the Chairman of the District's Board of Supervisors to approve and execute the Agreement for the Sale and Purchase of Real Estate between the District and the City of Hemet for the acquisition and disposition of real property located in the city of Hemet, County of Riverside, State of California in order for the construction of widening Stetson Avenue.
3. Authorize the Chairman of the District's Board of Supervisors to execute the necessary documents to complete the conveyance.
4. Authorize the General Manager-Chief Engineer or his designee to execute any other documents and administer all actions necessary to complete the transaction.

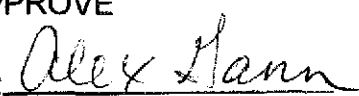
BACKGROUND: See page 2

GSW:rlp


WARREN D. WILLIAMS
 General Manager-Chief Engineer

FINANCIAL DATA	Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE
 BY: 
 Alex Gann
 County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
 BY: 
 SYNTHIA M. GUNZEL
 DATE: 11-13-08
 Departmental Concurrence

Dept's Recomm.: Policy Consent
 Per Exec. Ofc.: Policy Consent

**FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD SUBMITTAL
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBJECT: Stetson Avenue Channel APN 456-050-023, RCFC Parcel 4211-3
Authorization to Convey an Interest in District Owned Real Property

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Page 2

BACKGROUND:

A Purchase and Sale Agreement has been negotiated with the City of Hemet (City) for the total consideration of \$42,000.00.

The City wants to widen Stetson Avenue; in order to accomplish this widening the City has requested that the District convey the fee title to the District's channel located on the east side of Stetson Avenue, reserving an easement for subterranean flood control facilities unto the District. The City has requested to purchase APN 456-050-023 for the street widening, landscape parkway and sidewalk. The property contains approximately 53,574 square feet of land and is irregular in shape. It is located on the east side of Stetson Avenue at the intersection of Sanderson Avenue.

The District's appraised value of the property is \$83,000.00. However, consideration was made for the cost savings to the District for the City causing the existing open channel to be replaced with an underground facility at no cost to the District. The saved costs of no longer maintaining the maintenance roads, weed control, fencing and graffiti removal has an estimated present worth of approximately \$41,000.00 which was offset against the appraisal value. There are very minimal costs involved with this conveyance and funds have been provided by the City.

BOARD OF SUPERVISORS

**RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT**

RESOLUTION NO. F2008-34

**AUTHORIZATION TO CONVEY AN INTEREST IN REAL PROPERTY
STETSON AVENUE CHANNEL**

BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT in regular session assembled on November 25, 2008, at least four-fifths of all members concurring, that its intention to convey an interest in certain real property in the city of Hemet, County of Riverside, State of California, Assessor's Parcel Number 456-050-023, RCFC Number 4211-3, being 53,574 square feet, as described in Exhibit "A" and shown on Exhibit "B" attached hereto and made a part hereof, is hereby approved for a purchase price of \$42,000.

BE IT RESOLVED AND DETERMINED that the interest to be granted is compatible with and does not interfere with the District's use and is required for use by the City of Hemet.

BE IT FURTHER RESOLVED that the Chairman of the District's Board of Supervisors is authorized to execute the necessary documents to complete the sale.

BE IT FURTHER RESOLVED that the General Manager-Chief Engineer or his designee is authorized to execute any other documents and administer all actions necessary to complete the transaction.

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

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 11-13-08
SYNTHIA M. GUNZEL DATE

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EXHIBIT A

CITY OF HEMET
STETSON CROSSING
R.C.F.C. & W.C.D. RIGHT-OF-WAY ACQUISITION

That portion of Section 17, Township 5 South, Range 1 West, San Bernardino Base and Meridian in the City of Hemet, County of Riverside, State of California, described as follows:

COMMENCING at the Southwest corner of said Section 17, as said Southwest corner is shown on Record of Survey on file in Book 53, Page 15, Records of Riverside County, California;

THENCE South $89^{\circ} 04' 36''$ East along the South line of said Section 17, a distance of 1622.27 feet to an intersection with the Southerly prolongation of the West line of Parcel 2 of Parcel Map 4643 as shown by Map on file in Book 7 of Parcel Maps, Page 19, Riverside County Records;

THENCE North $00^{\circ} 41' 30''$ East, parallel with the West line of said Section 17 and along said Southerly prolongation, a distance of 44.00 feet to the North line of Stetson Avenue and the TRUE POINT OF BEGINNING;

THENCE CONTINUING North $00^{\circ} 41' 30''$ East along said prolongation, a distance of 55.00 feet;

THENCE South $89^{\circ} 04' 36''$ East, parallel with the South line of said Section 17, a distance of 978.96 feet to an intersection with a line that is parallel with and 50.00 feet West of the centerline of Sanderson Avenue;

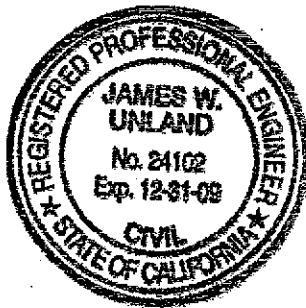
EXHIBIT A

THENCE South $00^{\circ} 51' 46''$ West along said parallel line, a distance of 32.00 feet;

THENCE South $45^{\circ} 53' 41''$ West, a distance of 32.51 feet to an intersection with a line that is parallel with and 44.00 feet North of said South line of Section 17, being also the North line of said Stetson Avenue;

THENCE North $89^{\circ} 04' 36''$ West along said parallel line and said North line, a distance of 955.79 feet to the TRUE POINT OF BEGINNING.

CONTAINING 53,574 square feet (1.23 acres), more or less.



A handwritten signature in black ink, appearing to read "James W. Unland", written over a horizontal line.

Date: 7/1/08

LEGEND:

BOUNDARY LINE

PROPERTY TO BE PURCHASED



AREA:

53,574 S.F.

1.23 ACRES

APN:

456-050-023



SECTION 17, T.5S., R.1W., S.B.B.M.

SANDERSON AVENUE

PTN. PCL. 2

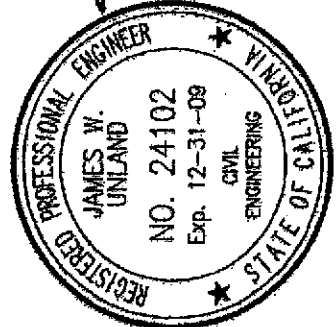
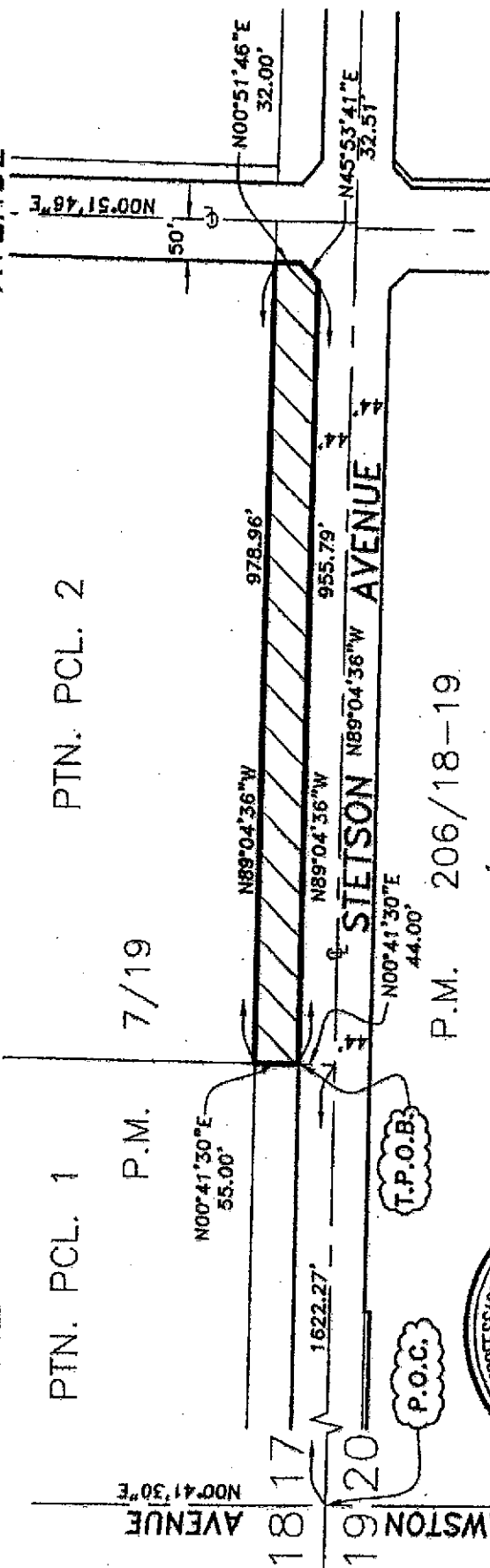
PTN. PCL. 1

P.M. 7/19

P.M. 206/18-19

18 AVENUE

19 STETSON AVENUE



James W. Unland 7/1/08



3550 E. Florida Ave. Suite G
Hemet, California 92544

JAMES W. UNLAND & ASSOCIATES
CIVIL ENGINEERS
951/652-5575, FAX 951/925-8490

CITY OF HEMET

**STETSON CROSSING
PLAT MAP**

R.C.F.C. & W.C.D. R/W ACQUISITION

SCALE: 1" = 200' DATE: 7/1/08