



SUBMITTAL TO THE BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

327



FROM: Regional Park & Open-Space District

SUBMITTAL DATE:
November 13, 2008

SUBJECT: Resolution No. 2008-8 Notice of Intention to Quitclaim Trail Easement Interests in Real Property – Unincorporated Area of Eastvale - A portion of APN 130-060-031 and a portion of 130-460-060 – District II

RECOMMENDED MOTION: That the Board:

- Approves Resolution No. 2008-8, Notice of Intention to Quitclaim Trail Easement Interests in Real Property located in the unincorporated Area of Eastvale, County of Riverside, in portions of Assessor Parcel Numbers 130-060-031 and of 130-460-060, by Quitclaim Easement Deeds to the Jurupa Community Services District.
- Directs the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: The Riverside County Regional Park and Open-Space District (Park District) acquired two trail easements by dedication from Pulte Homes Corp (Pulte) in order for Pulte to satisfy conditions which were placed upon it for the development of Tracts 30701 and 30702. The Jurupa Community Services District (JCSD) has entered into an agreement with Pulte Homes to provide for coordination between JCSD and Pulte for the design, construction, and acquisition of the park facilities whereby the JCSD will acquire the completed park facilities to manage and maintain.

(Continued on page 2)

Paul Frandsen

Paul Frandsen, General Manager

SG/mg
680-Resolution 2008-8 NOI to Quitclaim JCSD.doc

FINANCIAL DATA n/a	Current F.Y. Total Cost:	\$	In Current Year Budget:
	Current F.Y. Net County Cost:	\$	Budget Adjustment:
	Annual Net County Cost:	\$	For Fiscal Year:

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Alex Gann*
Alex Gann

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.:

District: II

Agenda Number:

13.1

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
DATE: 11-14-08
SYNTHIA M. GUNZEL

SUBJECT: Resolution No. 2008-8 Notice of Intention to Quitclaim Trail Easement Interests in Real Property – Unincorporated Area of Eastvale - A portion of APN 130-060-031 and a portion of 130-460-060 – District II

BACKGROUND:

The JCSD desires to acquire the two trail easements that were dedicated to the Park District so that it will own the fee simple interest in the properties that will be developed as the park facilities not subject to trail easements owned by another public agency. The Park District must comply with the Public Resources Code Section 5540 et. seq. because the trail easements are real property interests that are dedicated and used for park and/or open-space purposes. The general rule is that specific limitations affect the Park District's ability to freely and voluntarily convey an interest in real property that it owns which is dedicated and used for parks and open-space purposes. The Park District may validly convey an interest in real property actually dedicated and used for park or open-space purposes to another public agency pursuant to Public Resources Code Section 5540.6; therefore, it is willing to quitclaim the trail easements to the JCSD with certain conditions and restrictions.

The Park District intends to quitclaim two trail easement interests in real property located in the unincorporated Eastvale Area, County of Riverside, one trail easement on APN 130-060-031, more particularly described as Lot 97 of Tract 30702, in the County of Riverside, State of California, as shown by Map on file in Book 376 Pages 33 through 38, inclusive, of maps, in the Office of the County Recorder of said County and one trail easement on APN 130-460-060, more particularly described as Lot 217 of Tract 30701, in the County of Riverside, State of California, as shown by Map on file in Book 361 Pages 23 through 29, inclusive, of maps, in the Office of the County Recorder of said County. JCSD accepts this conveyance subject to the conditions that it continue to use the interests in the real property for those purposes and not to convey the interests in the real property without the consent of a majority of the voters of the district at an election called and conducted by the board pursuant to Section 5540 of the Public Resources Code.

This has been reviewed and approved by County Counsel as to legal form.

2
3 RESOLUTION NO. 2008-8
4 NOTICE OF INTENTION TO QUITCLAIM AN INTEREST IN REAL PROPERTY
5 TO THE JURUPA COMMUNITY SERVICES DISTRICT
6 IN THE UNINCORPORATED AREA OF EASTVALE,
7 COUNTY OF RIVERSIDE, CALIFORNIA
8 TRAIL EASEMENT INTERESTS IN PORTIONS OF ASSESSOR PARCEL NUMBERS
9 130-060-031 AND 130-460-060 BY QUITCLAIM EASEMENT DEEDS

10 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by
11 the Board of Directors of the Riverside County Regional Park & Open-Space District in regular
12 session assembled on November 25, 2008, pursuant to Public Resources Code Section 5540.6,
13 that it intends to quitclaim on or after December 9, 2008 to the Jurupa Community Services
14 District, two trail easements in certain real property in the unincorporated area of Eastvale,
15 County of Riverside, State of California, portions of Assessor Parcel Numbers 130-060-031 and
16 130-460-060, more particularly described as more particularly described as Lot 97 of Tract
17 30702, in the County of Riverside, State of California, as shown by Map on file in Book 376
18 Pages 33 through 38, inclusive, of maps, in the Office of the County Recorder of said County
19 and as Lot 217 of Tract 30701, in the County of Riverside, State of California, as shown by Map
20 on file in Book 361 Pages 23 through 29, inclusive, of maps, in the Office of the County
21 Recorder of said County, as shown on Exhibit "A", attached hereto and made a part hereof. The
22 terms and conditions of the proposed conveyance are as follows: The Riverside County
23 Regional Park and Open-Space District quitclaims the two trail easement interests in real
24 property as described above subject to the conditions that Jurupa Community Services District
25 shall continue to use the interests in the real property for those purposes and not to convey the
26 interests in the real property without the consent of a majority of the voters of the district at an
27 election called and conducted by the board pursuant to Section 5540 of the Public Resources
28 Code.

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1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of the
2 County of Riverside is directed to give notice hereof as provided in Section 6061 of the
3 Government Code.
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5 Dated: _____ RIVERSIDE COUNTY REGIONAL PARK &
6 OPEN-SPACE DISTRICT

7 By: _____
8 Jeff Stone, Chairman
9 Board of Directors

10 ATTESTED:
11 CLERK OF THE BOARD
12 Nancy Romero

13 By: _____
14 Deputy

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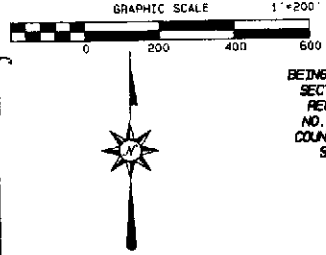
FORM APPROVED COUNTY COUNSEL
BY: *Sybil M. Gunzel* 11/14-08
SYBIL M. GUNZEL
DATE

EXHIBIT A

2009-0630414
36/47

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SHEET 2 OF 7 SHEETS



TRACT NO. 30701

BEING A SUBDIVISION OF A PORTION OF LOT 'D' OF FULLER RANCHO, CENTRAL AND EASTERLY SECTIONS, AS SHOWN BY MAP ON FILE IN BOOK 48, PAGES 84 TO 87, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 3 OF LOT LINE ADJUSTMENT NO. 4710 RECORDED 07/15/04 AS INST. NO. 2004-050616, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF JURUPA RANCHO, RECORDED IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS DECEMBER, 2003

FD. 3 1/2" IP WITH 300 MAIL TAG L.S. 9509 PER NO. 286/26-36 FOR C/L INT

Q CITRUS STREET
N89°20'45"W 263.97' + N89°20'28"W 263.93' NO. 286/26-36
BASIS OF BEARINGS

FD. 1" IP W/PLASTIC PLUG, RIV. CO. SUR. ON 0.35 FOR C/L INTERSECTION PER AS 13/03-93 & N8 286/26-36

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SUPERVISOR IN E.C.S. BOOK 23-2, PAGE 52-2. THIS AFFECTS ALL LOTS.

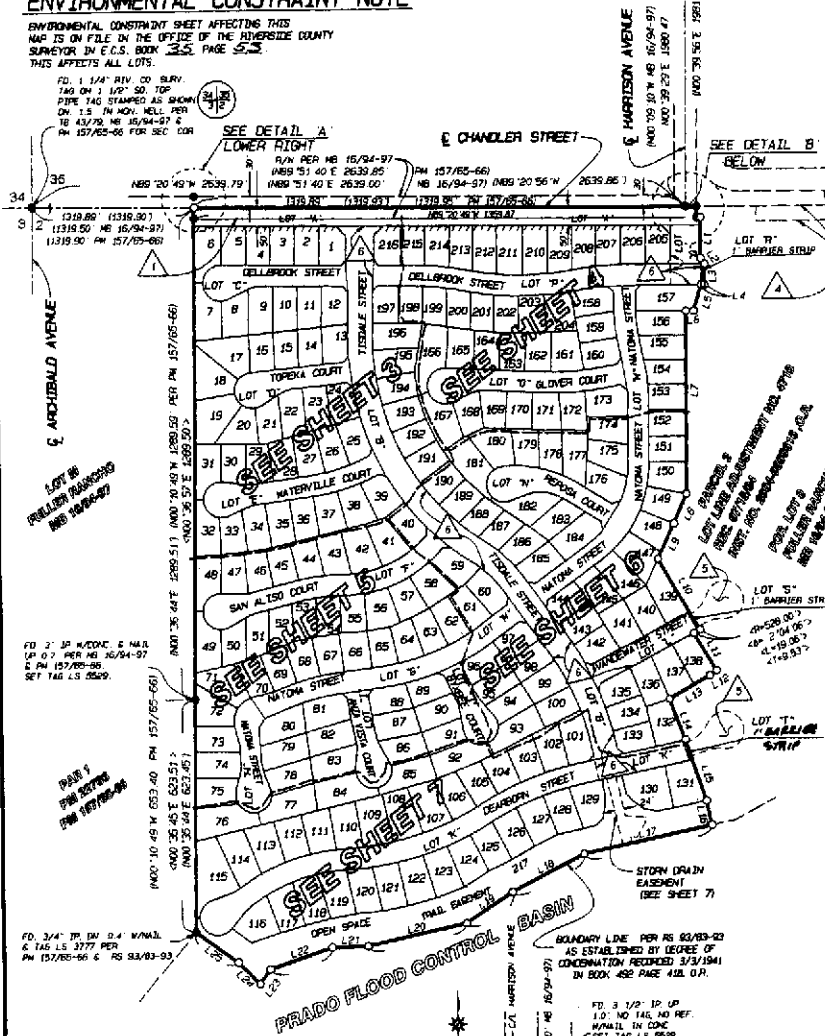
FD. 1 1/4" RIV. CO. SURV. TAG ON 1 1/2" SO. TOP PIPE TAG STAMPED AS SHOWN ON 1.5" IN NOV. 1981. PER 18 43/79, N8 15/94-97 & N 157/85-86 FOR SEC. 10R

SEE DETAIL A LOWER RIGHT

SEE DETAIL B BELOW

SURVEYOR'S NOTES

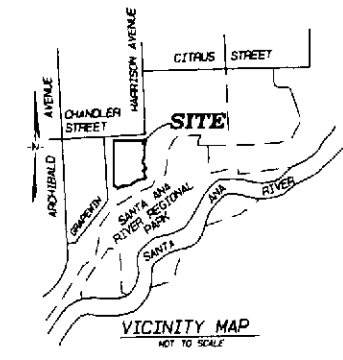
1. BASIS OF BEARINGS IS THE CENTERLINE OF CITRUS STREET TAKEN AS NORTH 89°20'28" WEST, AS SHOWN ON TRACT NO. 28642, N. 286/26-36.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" I.P. TABBED L.S. BESS PLUSH.
4. () INDICATES RECORD DATA PER AS 53/80-83 UNLESS OTHERWISE NOTED.
5. < > INDICATES RECORD & MEASURED DATA PER LOT LINE ADJUSTMENT NO. 4710 RECORDED 7/15/04, AS INST. NO. 2004-050616, O.R.
6. SET 1" I.P. TABBED L.S. BESS PLUSH AT ALL REAR LOT CORNERS, CORNER OUTRIGS AND ANGLE POINTS, WHERE REAR CONCRETE BLOCK WALLS EXIST SET MAIL AND TAG L.S. BESS ON TOP OF REAR BLOCK WALL IN LIEU OF 1" I.P. AT REAR LOT CORNERS.
7. SET STEEL PIN AND TAG L.S. BESS IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STD. "E".
8. L.L.L.L. INDICATES RESTRICTED ACCESS.
9. TRACT CONTAINS 87.43 ACRES APPROX.
10. ALL SET MONUMENTS SHALL BE PER RIV. CO. ORD. 4618
11. ORDNANCE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS & OBSTRUCTIONS.
12. C.C. & R.S. RECORDED 08-12-1984, AS INST. NO. 2004-040345, O.R.



LINE	BEARINGS	DISTANCE
L1	< N89°20'11"E	110.00
L2	< N82°12'15"W	16.03
L3	< N80°30'11"E	55.00
L4	< N89°20'45"W	8.52
L5	< N88°36'19"E	72.70
L6	< N89°21'37"W	21.45
L7	< N89°20'23"E	100.24
L8	< N89°20'26"E	95.21
L9	< N89°20'53"E	104.87
L10	< N89°19'38"W	220.79
L11	< N89°20'21"W	117.89
L12	< N89°20'28"E	83.06
L13	< N89°19'53"E	124.04
L14	< N89°20'51"W	116.29
L15	< N89°18'51"W	173.05
L16	< N89°14'00"W	86.74
L17	< N89°16'00"E	380.89
L18	< N82°43'50"E	217.70
L19	< N87°20'40"E	150.63
L20	< N87°38'40"E	273.04
L21	< N89°27'10"E	86.72
L22	< N71°02'40"E	174.19
L23	< N89°30'40"E	47.87
L24	< N44°47'15"W	81.84
L25	< N83°47'13"W	139.20
		N89°43'49"E 217.70
		N87°20'39"E 150.63
		N87°38'39"E 273.04
		N89°47'09"E 95.72
		N87°02'39"W 174.19
		N85°30'39"E 174.87
		N44°47'14"W 81.84
		N83°47'14"W 139.20

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED IN THE REAR ALLEYS OR STREETS AS SHOWN IN THE MAP OF FULLER RANCHO ON FILE IN BOOK 55 PAGE 96 OF MAPS, RECORDS OF RIVERSIDE COUNTY
2. MINERAL RIGHTS OF WAY RESERVED TO THE STEARNS RANCHOS COMPANY AND THE JURUPA LAND AND WATER COMPANY, AND THEIR ASSIGNS, FOR OILFIELD FLUMES, BETWEEN JOHN D. SOLZA, CO-TRUSTEE OF THE ART L. SOLZA REVOCABLE TRUST DATED ALBERT A. WEBB AND TROMBAY EXECUTIVE CORP. PARTNERS L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 23, 1999 AS INST. NO. 1999-018470, O.R.
3. AN EASEMENT TO PIONEER RANCH, INC. ET AL FOR OILFIELD FLUMES AND PIPES RECORDED AUGUST 23, 1915 IN BOOK 498, PAGE 300 OF DEEDS. CANNOT LOCATE FROM THE RECORD.
4. TRACT OF EASEMENT AND AGREEMENT DATED NOVEMBER 15, 1996 EXECUTED BY AND BETWEEN JOHN D. SOLZA, CO-TRUSTEE OF THE ART L. SOLZA REVOCABLE TRUST DATED ALBERT A. WEBB AND TROMBAY EXECUTIVE CORP. PARTNERS L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 23, 1999 AS INST. NO. 1999-018470, O.R.
5. AN EASEMENT FOR PUBLIC ROAD & ORDNANCE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED JULY 12, 2004 AS INST. NO. 2004-057987, O.R.
6. AN EASEMENT FOR PUBLIC ROAD & ORDNANCE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED JULY 22, 2004 AS INST. NO. 2004-057948, O.R.



DETAIL B' NOT TO SCALE

FD. 3 1/2" IP WITH 300 MAIL TAG L.S. 9509 PER NO. 286/26-36 FOR C/L INT

SEARCHED NOT FOUND

DETAIL A' NOT TO SCALE

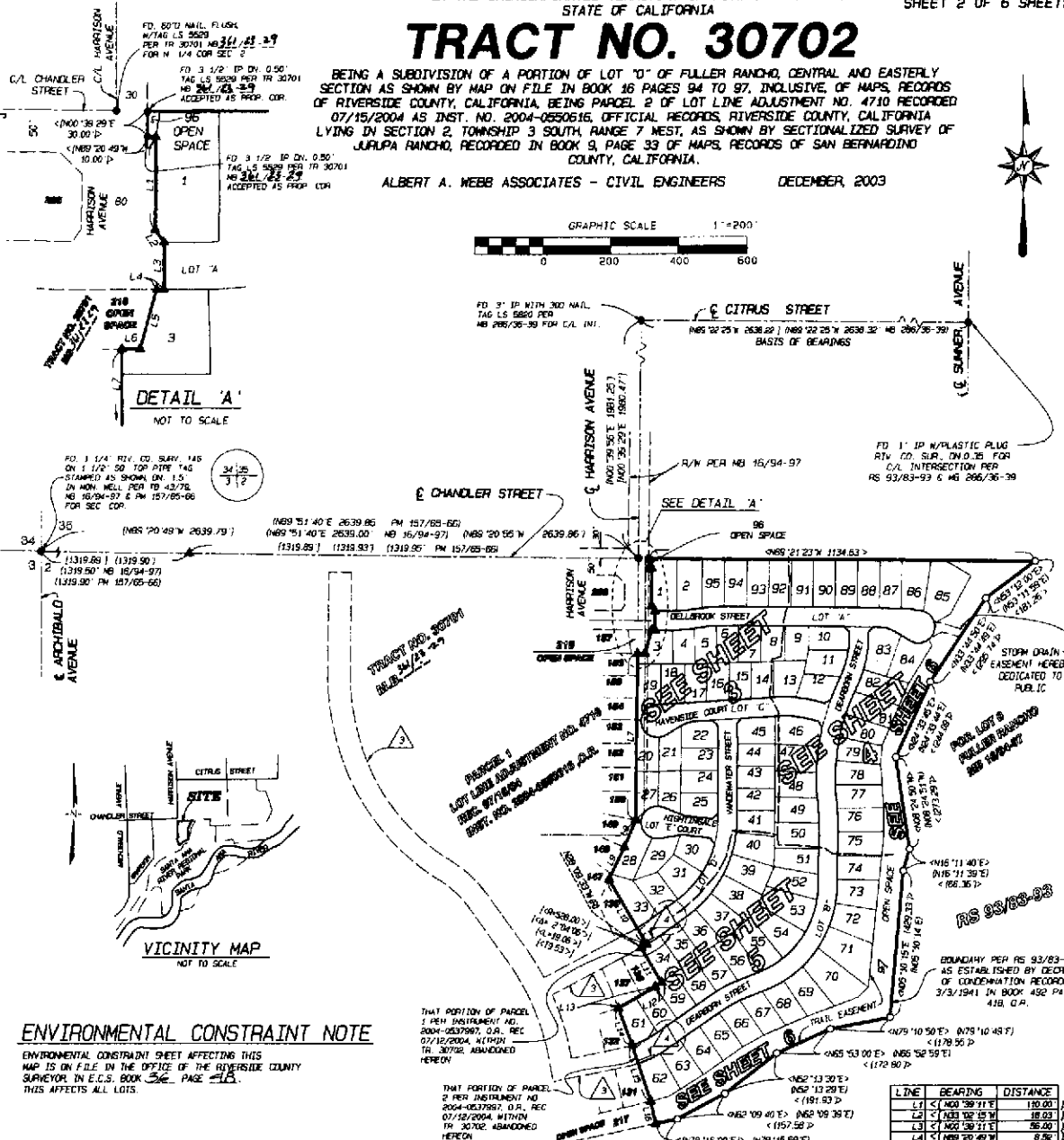
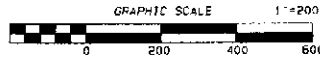
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
STATE OF CALIFORNIA

SHEET 2 OF 6 SHEETS

TRACT NO. 30702

BEING A SUBDIVISION OF A PORTION OF LOT "D" OF FULLER RANCHO, CENTRAL AND EASTERLY SECTION AS SHOWN BY MAP ON FILE IN BOOK 16 PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 2 OF LOT LINE ADJUSTMENT NO. 4710 RECORDED 07/15/2004 AS INST. NO. 2004-0550616, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA LYING IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF JURUPA RANCHO, RECORDED IN BOOK 9, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS DECEMBER, 2003



DETAIL 'A'
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

ENVIRONMENTAL CONSTRAINT NOTE

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BOOK 32, PAGE 118. THIS AFFECTS ALL LOTS.

EASEMENT NOTES

- MUTUAL EASEMENTS IF ANY RESERVED TO THE STEVENS RANCHOS COMPANY AND THE JURUPA LAND AND WATER COMPANY, AND THEIR ASSIGNEES, FOR DITCHES, FLUMES, OR PIPELINES AS MAY BE DEEMED PROPER OR NECESSARY FOR THE PROPER IRRIGATION OF ANY LANDS IN THE JURUPA RANCHO, AND FOR SUPPLYING THE MAIN CANAL WITH WATER PROVIDED HOWEVER THAT SUCH DITCHES SHALL, WHERE PRACTICABLE, FOLLOW THE LINES OF THE SURVEYED SUBDIVISIONS OF THE JURUPA RANCHO BY DEEDS RECORDED IN BOOK 104, PAGE 352 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 31, PAGE 337, MARCH 2, 1899 IN BOOK 68, PAGE 250, APRIL, 1902 IN BOOK 142, PAGE 161, JAN. 8, 1906 IN BOOK 216, PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT FOR THE PURPOSE OF DITCHES, FLUMES AND PIPE AND IS COMMONLY KNOWN AS "FULLER DITCH" GRANTED TO PIONEER RANCH, INC. ET AL. RECORDED MARCH 25, 1915 IN BOOK 426, PAGE 300 OF DEEDS. CANNOT BE LOCATED FROM THE RECORDS.
- AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC SERVICES PURPOSES, RECORDED JULY 26, 2004 AS INSTRUMENT NO. 2004-0057046.
- AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC SERVICES PURPOSES, RECORDED JULY 12, 2004 AS INSTRUMENT NO. 2004-0057787.

SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF CITRUS STREET TAKEN AS NORTH $00^{\circ}50'25''$ WEST, AS SHOWN ON TRACT NO. 30702, R.S. 93/83-88.
2. INDICATES FOUND MONUMENT AS NOTED
3. INDICATES FOUND 1" I.P. TAGGED LS DEEDS FLUSH PER TR. 30702, R.S. 93/83-88
4. INDICATES SET 1" I.P. TAGGED LS DEEDS FLUSH
5. () INDICATES RECORD DATA PER RS 93/83-88 UNLESS OTHERWISE NOTED.
6. < > INDICATES RECORD & MEASURED DATA PER LOT LINE ADJUSTMENT NO. 4710 RECORDED 7/15/04 AS INST. NO. 2004-0550616, O.R.
7. | | INDICATES RECORD & MEASURED DATA PER TR. 30702, R.S. 93/83-88
8. SET 1" I.P. TAGGED LS DEEDS FLUSH AT ALL REAR LOT CORNERS OUTWARDS AND ANGLE POINTS, WHERE REAR CONCRETE BLOCK WALLS EXIST, SET MAIL AND TAG LS DEEDS ON TOP OF REAR BLOCK WALL IN LIEU OF 1" IP AT REAR LOT CORNERS.
9. SET STEEL PIN AND TAG LS DEEDS ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER STD. P.
10. TRACT CONTAINS 20.26 ACRES GROES.
11. ALL SET MONUMENTS SHALL BE PER RIV. CO. ORD. 461.P.
12. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS & OBSTRUCTIONS.
13. C.C. & R. RECORDED 9/12/2004 AS INST. NO. 2004-063415, O.R.

LINE	BEARING	DISTANCE
L1	< N62°58'11"E	110.00
L2	< N63°02'15"E	18.03
L3	< N62°58'11"E	56.00
L4	< N62°58'49"E	8.26
L5	< N62°58'13"E	72.70
L6	< N62°51'37"E	21.45
L7	< N62°58'23"E	490.24
L8	< N62°58'26"E	88.31
L9	< N62°57'53"E	104.87
L10	< N62°53'39"E	230.75
L11	< N62°58'21"E	117.52
L12	< N62°58'26"E	29.05
L13	< N62°59'53"E	64.08
L14	< N62°58'11"E	188.25
L15	< N118°18'11"E	173.85
L16	< N117°44'30"W	68.74