



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

401



**FROM:** Regional Park & Open-Space District

**SUBMITTAL DATE:**  
November 13, 2008

**SUBJECT:** Resolution No. 2008-9 Authorization to Quitclaim Trail Easement Interests in Real Property – Unincorporated Area of Eastvale - A portion of APN 130-060-031 and a portion of APN 130-460-060 – District II

**RECOMMENDED MOTION:** That the Board:

1. Approves Resolution No. 2008-9, Authorization to Quitclaim Trail Easement Interests in Real Property located in the unincorporated Eastvale Area, County of Riverside, in portions of Assessor Parcel Numbers 130-060-031 and 130-460-060, by Quitclaim Easement Deeds to the Jurupa Community Services District.
2. Authorizes the Chairman of the Board of Directors of the Riverside County Regional Park & Open-Space District (Park District) to execute the necessary documents to complete the transaction.
3. Authorizes the General Manager of the Park District to execute any other documents and administer all actions necessary to complete the transaction.

**BACKGROUND:**

The 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.  
(continued on page 2)

SG/mg  
681/Resolution 2008-9 Auth to Quitclaim JCSD.doc

*Paul Frandsen*  
Paul Frandsen, General Manager

<b>FINANCIAL DATA</b> 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:

<b>SOURCE OF FUNDS:</b>	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

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

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

Prev. Agn. Ref.: | District: II | Agenda Number:

13.1

**SUBJECT:** Resolution No. 2008-9 Authorization to Quitclaim Trail Easement Interests in Real Property – Unincorporated Area of Eastvale - A portion of APN 130-060-031 and a portion of APN 130-460-060 – District II

**BACKGROUND:**

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. 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 to 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.

3  
4 RESOLUTION NO. 2008-9  
5 AUTHORIZATION TO QUITCLAIM AN INTEREST IN REAL PROPERTY  
6 TO THE JURUPA COMMUNITY SERVICES DISTRICT  
7 IN THE UNINCORPORATED AREA OF EASTVALE,  
8 COUNTY OF RIVERSIDE, CALIFORNIA  
9 TRAIL EASEMENT INTERESTS IN PORTIONS OF ASSESSOR PARCEL NUMBERS  
10 130-060-031 AND 130-460-060 BY QUITCLAIM EASEMENT DEEDS

11 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by  
12 the Board of Directors of the Riverside County Regional Park & Open-Space District (Park  
13 District) in regular session assembled on December 9, 2008, that the quitclaim of two trail  
14 easements by the Park District to the to the Jurupa Community Services District, in certain real  
15 property in the unincorporated area of Eastvale, County of Riverside, State of California,  
16 portions of Assessor Parcel Numbers 130-060-031 and 130-460-060, more particularly  
17 described as more particularly described as Lot 97 of Tract 30702, in the County of Riverside,  
18 State of California, as shown by Map on file in Book 376 Pages 33 through 38, inclusive, of  
19 maps, in the Office of the County Recorder of said County and as Lot 217 of Tract 30701, in the  
20 County of Riverside, State of California, as shown by Map on file in Book 361 Pages 23 through  
21 29, inclusive, of maps, in the Office of the County Recorder of said County, as shown on Exhibit  
22 "A", attached hereto and made a part hereof, is hereby approved.

23 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of  
24 Directors of the Park District is authorized to execute the necessary documents to complete the  
25 transaction.

26 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager of the Park  
27 District is authorized to execute any other documents and administer all actions necessary to  
28 complete the transaction.

//

1 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of the  
2 County of Riverside has given notice hereof as provided in Section 6061 of the Government  
3 Code.

4  
5 Dated: \_\_\_\_\_

RIVERSIDE COUNTY REGIONAL PARK &  
OPEN-SPACE DISTRICT

6  
7  
8 ATTESTED:  
9 CLERK OF THE BOARD  
10 Nancy Romero

By: \_\_\_\_\_  
Jeff Stone, Chairman  
Board of Directors

11  
12 By: \_\_\_\_\_  
Deputy

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

EXHIBIT A

2004-0635414  
Original  
360/24

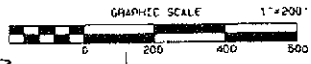
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,  
STATE OF CALIFORNIA

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 16, PAGES 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING PARCEL 1 OF LOT LINE ADJUSTMENT NO. 4720 RECORDED 07/15/04 AS INST. NO. 2004-0620618, 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.

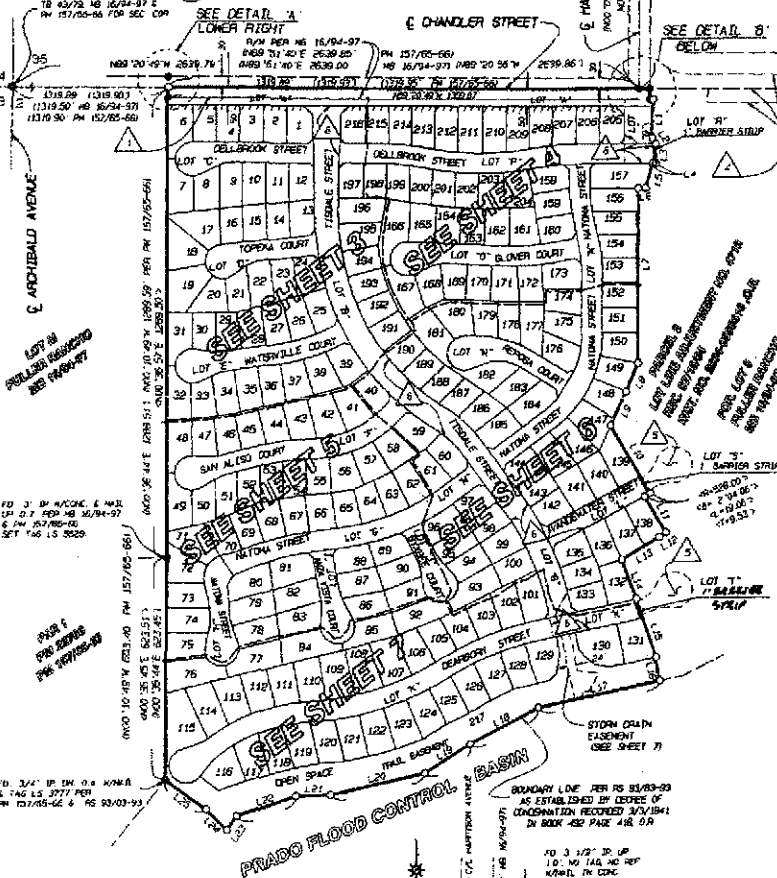
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS DECEMBER, 2003



**ENVIRONMENTAL CONSTRAINT NOTE**

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN E.C.S. BODY 355, PAGE 50. THIS AFFECTS ALL LOTS.

FD. 1 1/4" IF WITH 300 HALL, TAG L.S. 2000 707, NO 2002-20 FOR CA. INT.



**SURVEYOR'S NOTES**

1. DIRECTION OF BEARINGS IS THE CONTINUING OF CITRUS STREET (THIS AS NORTH 90° 00' 00" WEST, AS SHOWN ON TRACT NO. 2004-0620618).
2. B INDICATES ROAD WIDENMENT AS NOTED.
3. C INDICATES SET 1/4" TAPPED US BORN FLUSH.
4. I INDICATES RECORD DATA PER PG 30-40-45 UNLESS OTHERWISE NOTED.
5. < INDICATES RECORD & MEASURED DATA PER LOT LINE ADJUSTMENT NO. 4720 RECORDED 7/15/04 AS INST. NO. 2004-0620618, O.R.
6. SET 1/4" TAPPED US BORN FLUSH AT ALL PERM LOT CORNERS (CORNER BACKS AND HUBS POINTS). WHERE NEAR CORNER BLOCK WALLS EXIST, SET WALL, AND TAG US BORN ON TOP OF NEAR BLOCK WALL IN LINE OF 1/4" AT PERM LOT CORNERS.
7. SET STAKE PER AND TAG US BORN IN TOP OF CURB AT ALL SIDE LOT LINES PROTECTED PER STD. "E".
8. L.L.L.L. INDICATES RESTRICTED ACCESS.
9. TRACT CONTAINS 67.47 ACRES GROSS.
10. ALL SET POINTS SHALL BE PER STD. CO. ORD. 4613.
11. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS & OBSTRUCTIONS.
12. C.C. & R.S. RECORDED 06/16/04 AS INST. NO. 2004-0622409, O.R.

LINE	BEARING	DISTANCE
L1	< N60° 50' 31" E	100.00
L2	< N83° 12' 25" W	40.00
L3	< N60° 30' 11" E	56.00
L4	< N60° 20' 49" W	8.50
L5	< N18° 28' 13" E	70.70
L6	< N60° 21' 37" E	71.40
L7	< N60° 18' 25" E	49.24
L8	< N60° 28' 26" E	86.31
L9	< N62° 27' 53" E	104.67
L10	< N60° 17' 30" W	250.70
L11	< N60° 32' 21" W	113.50
L12	< N60° 28' 26" E	23.00
L13	< N60° 12' 52" E	124.08
L14	< N60° 26' 31" W	118.28
L15	< N18° 28' 13" E	170.00
L16	< N17° 44' 00" W	85.74
L17	< N70° 18' 00" E	260.00
L18	< N62° 43' 50" E	217.70
L19	< N67° 20' 40" E	150.63
L20	< N77° 38' 40" E	273.04
L21	< N69° 47' 20" E	85.70
L22	< N70° 12' 40" E	174.15
L23	< N68° 30' 40" E	27.87
L24	< N44° 47' 13" E	81.84
L25	< N63° 47' 13" W	170.20

**EASEMENT NOTES**

1. AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY IS SHOWN IN THE RANGE ADJACENT TO STREETS AS SHOWN ON THE MAP OF FULLER RANCHO, ON FILE IN BOOK 16, PAGE 95 OF MAPS, RECORDS OF RIVERSIDE COUNTY.
2. NATURAL RIGHTS OF WAY REFERRED TO THE STEVENS RANCH COMPANY AND THE JURUPA LAND AND WATER COMPANY, AND THEIR ASSIGNS FOR DITCHES, FLUMES, OR DRAINAGES BY DEEDS RECORDED IN BOOK 104, PAGE 350 OF RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND BY DEEDS RECORDED JULY 24, 1907 IN BOOK 31, PAGE 302; MARCH 2, 1950 IN BOOK 16, PAGE 186; APRIL 20, 1902 IN BOOK 142, PAGE 101; JAN. 9, 1906 IN BOOK 216, PAGE 4. ALL OF DEEDS, RECORDS OF RIVERSIDE CO., CALIFORNIA, CANNOT LOCATE FROM THE RECORD.
3. AN EASEMENT TO PROCEED RANCH, INC. ET AL. FOR OTHERS, FLUMES AND PIPE RECORDED AUGUST 25, 1915 IN BOOK 498, PAGE 300 OF DEEDS, CANNOT LOCATE FROM THE RECORD.
4. GRANT OF EASEMENT AND ASSIGNMENT DATED NOVEMBER 15, 1928, CREATED BY AND BETWEEN JOHN D. SUGAL, CO-TRUSTEE OF THE AMY L. SUGAL REVOCABLE TRUST DATED AUGUST 22, 1920 AND TRUNKER PACIFIC-CORONA PAPER, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 23, 1939 AS INST. NO. 1939-015870, O.R.
5. AN EASEMENT FOR PUBLIC ROAD & DRAINAGE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED JULY 12, 2004 AS INST. NO. 2004-0627607, O.R.
6. AN EASEMENT FOR PUBLIC ROAD & DRAINAGE PURPOSES TO THE COUNTY OF RIVERSIDE RECORDED JULY 29, 2004 AS INST. NO. 2004-0626706, O.R.

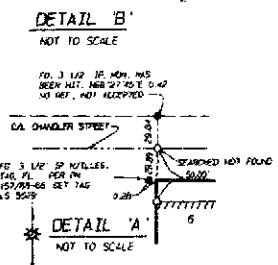
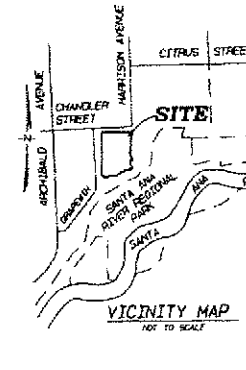


EXHIBIT A

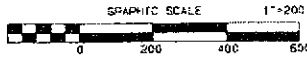
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,  
STATE OF CALIFORNIA

SHEET 2 OF 6 SHEETS

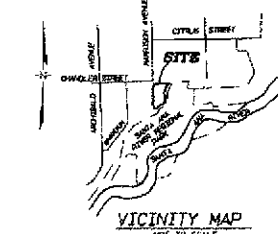
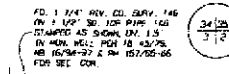
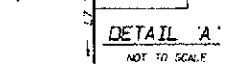
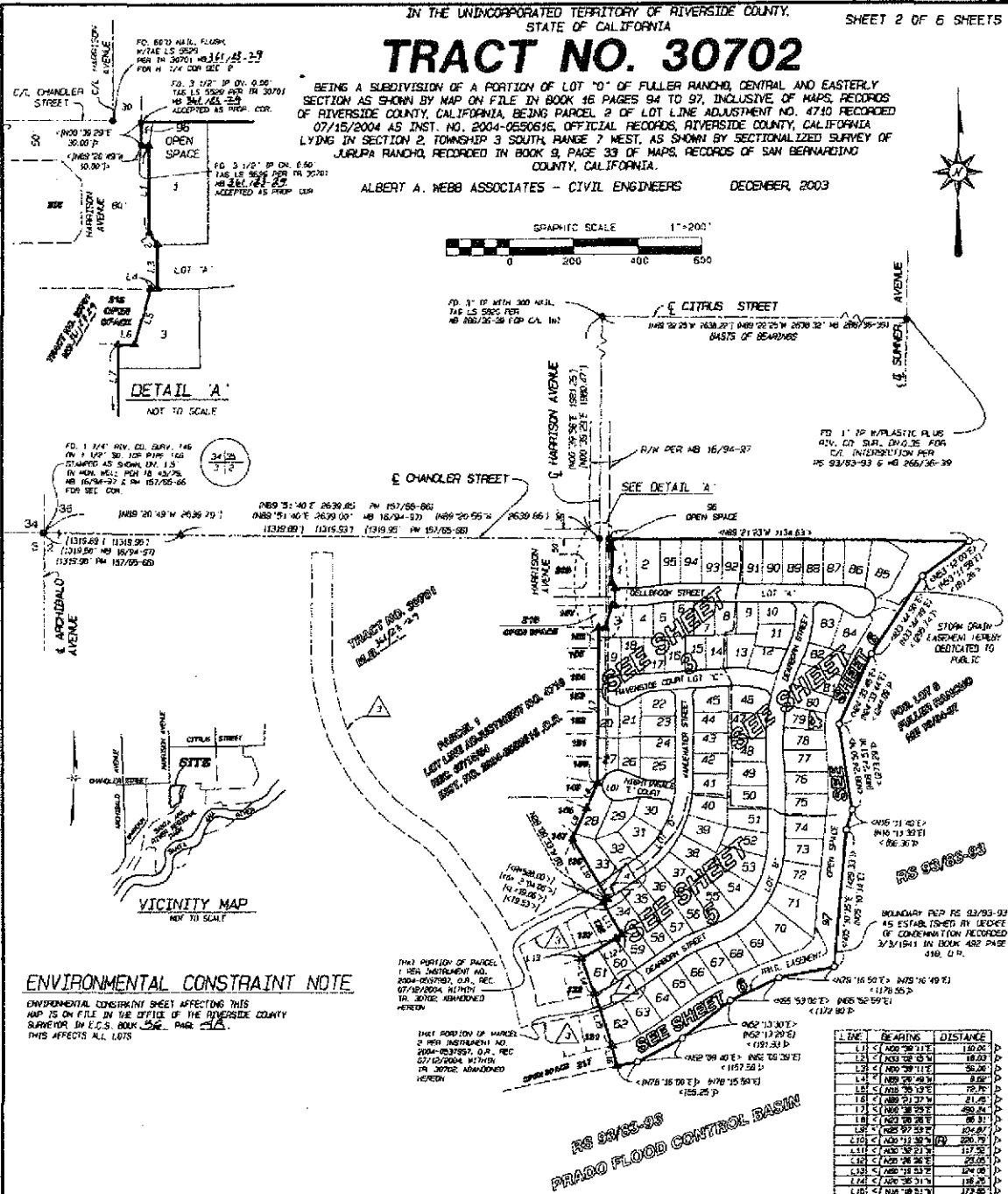
TRACT NO. 30702

BEING A SUBDIVISION OF A PORTION OF LOT "O" 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. 4740 RECORDED 07/15/2004 AS INST. NO. 2004-055016, 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



HARRISON AVENUE



**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 12.

**EASEMENT NOTES**

1. ALL RIGHTS OF WAY REFERENCED TO THE STEVENS RANCH COMPANY AND THE JURUPA LAND AND WATER COMPANY, AND THEIR ASSIGNS, FOR DITCHES, FLUMES, OR PIPE LINES AS MAY BE CREATED HEREON OR NECESSARY FOR THE PROPER IRRIGATION OF ANY LANDS IN THE JURUPA RANCHO, AND FOR SUPPLYING THE MAIN CANAL WITH WATER, PROVIDED HOWEVER THAT SAID DITCHES SHALL WHERE PRACTICABLE, FOLLOW THE LINES OF THE SURVEYED BOUNDARIES OF THE JURUPA RANCHO, BY DEEDS RECORDED IN BOOK 104 PAGE 300 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIF. AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 23, PAGE 337; MARCH 2, 1898 IN BOOK 28, PAGE 252; APRIL 2, 1902 IN BOOK 42, PAGE 206; JUNE 8, 1905 IN BOOK 216, PAGE 4. ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, CANNOT BE LOCATED FROM THE RECORDS.
2. AN EASEMENT FOR THE PURPOSE OF DITCHES, FLUMES AND PIPE AND IS COMMONLY KNOWN AS "FULLER DITCH" GRANTED TO FULLER RANCHO, INC. ET AL, RECORDED AUGUST 26, 1915 IN BOOK 408, PAGE 300 OF DEEDS. CANNOT BE LOCATED FROM THE RECORDS.
3. AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC SERVICES PURPOSES, RECORDED JULY 02, 2004 AS INSTRUMENT NO. 2004-066704.
4. AN EASEMENT FOR THE PURPOSE OF PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC SERVICES PURPOSES, RECORDED JULY 12, 2004 AS INSTRUMENT NO. 2004-063787.

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS IS THE CONTROLLING OF CITRUS STREET TAKEN AS NORTH 80°20'25" WEST, AS SHOWN ON TRACT NO. 30702, RECORDED 11/15/03.
2. INDICATES FOUND MONUMENT AS NOTED.
3. INDICATES FOUND 1" I.P. TANGLED L.S. BEING FLUSH FOR THE BEARING, M.S. 11/15/03.
4. INDICATES SET 1" I.P. TANGLED L.S. BEING FLUSH.
5. 1" INDICATES RECORD DATA PER RE 53/25-02 UNLESS OTHERWISE NOTED.
6. 1" INDICATES RECORD & MEASURED DATA PER LOT LINE ADJUSTMENT NO. 4740 RECORDED 7/15/04 AS INST. NO. 2004-055016.
7. 1" INDICATES RECORD & MEASURED DATA PER TR 2004, M.S. 5/11/03.
8. SET 1" I.P. TANGLED L.S. BEING FLUSH AT ALL NEAR LOT CORNERS, CORNERS, AND ANGLES. POINTS WHERE FEASIBLE CONCRETE BLOCK WALLS EXIST, SET WALL AND TIE L.S. BEING ON TOP OF EACH BLOCK WALL ON LIEU OF 1" I.P. AT NEAR LOT CORNERS.
9. SET STEEL PIN AND 1/4" L.S. BEING ON TOP OF CURB AT ALL STEEL LOT LINES PROJECTED FOR STD. E.
10. TRACT CONTAINING 20-20 ACRES DEEDS.
11. ALL SET MONUMENTS SHALL BE PER REV. CO. ORD. 4613.
12. DRAINAGE EASEMENTS SHALL BE WITH PERMITS OF BUILDINGS & UTILITIES.
13. C.C. & R. RECORDED 9/12/2004 AS INST. NO. 2004-063345, 04/08/04

LINE	BEARING	DISTANCE
1	N 80°20'25" W	150.00
2	N 80°20'25" W	18.00
3	N 80°20'25" W	50.00
4	N 80°20'25" W	8.00
5	N 80°20'25" W	75.00
6	N 80°20'25" W	21.00
7	N 80°20'25" W	40.00
8	N 80°20'25" W	28.00
9	N 80°20'25" W	12.00
10	N 80°20'25" W	25.00
11	N 80°20'25" W	174.00
12	N 80°20'25" W	198.00
13	N 80°20'25" W	172.00
14	N 80°20'25" W	68.74