

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

528B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 3, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 917 - Foundation/Regular – Applicant: Sean Court Estates, LLC. – Engineer/Representative: Vit Liskutin - Fifth Supervisorial District - Edgemont-Sunnymead Zoning District - Reche Canyon/Badlands Area Plan: Rural: Rural Residential (RUR-RR) (5 Ac. Min.) – Location: Northerly of Walther Avenue, easterly of Keith Drive, and westerly of Sean Court. - 8.48 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Rural Community (RC) and to amend the General Plan land use designation of the subject site from Rural Residential (RR) (5 Acre Minimum) to Very Low Density Residential (VLDR) (1 Acre Minimum) - APN: 473-420-010

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/08

Tina Grande
Departmental Concurrence

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission

Ron Goldman
Planning Director

RG:TH

Policy

Policy

Consent

Consent

Dept Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

The Honorable Board of Supervisors
RE: General Plan Amendment No. 917
Page 2 of 2

and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 917\GPA00917 BOS Package\GPA00917 Form 11a.doc

Agenda Item No.: 6.9
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont-Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from August 12, 2008

General Plan Amendment No. 917
Applicant: Sean Court Estates, LLC
Engineer/Representative: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that adoption of an order initiating proceedings for General Plan Amendment No. 917 would be appropriate and the Planning Commission made the comments below. The Planning Director continues to recommend the initiation of proceedings for GPA00917. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Further Comments

Commissioner John Snell: No Further Comments

Commissioner John Petty: No Further Comments

Commissioner Jim Porras: No Further Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo expressed that she was familiar with site and area. She concurs with staff that initiation is appropriate.

Agenda Item No.: 6.9
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont- Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: October 1, 2008
Continued from August 12, 2008

General Plan Amendment No. 917
E.A. Number 41739
Applicant: Sean Court Estates
Engineer/Rep.: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

FURTHER PLANNING CONSIDERATION:

September 8, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 5, 2008 between the applicant and the Planning Department to discuss the proposal further.

The subject parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses. Staff was initially concerned about the compatibility between the proposal and the existing character of the area since the area is dominated by larger lots that meet and exceed the current designation. The applicant has indicated that adjacent lots to the south and the southwest of the site are currently 1 acre lots that have been developed for residential purposes.

The high risk of wildland fires due to the unique features of the area and lack of public secondary access was also a concern. The applicant has provided documentation in the form of grant deeds showing that there are 2 additional access points via easements to the subject site other than the primary point at Sean Court. The first easement is located to the southwest of the subject parcel from Harry Keith Road and the second easement is located directly south of the southern most portion of the subject lot from Walther Avenue (see attached).

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. The applicant indicated that a geological investigation will be completed at the project level if deemed necessary.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would be appropriate.**

Agenda Item No.: 5.23
Area Plan: Reche Canyon/Badlands
Zoning District: Edgemont- Sunnymead
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 917
E.A. Number 41739
Applicant: Sean Court Estates
Engineer/Rep.: Vit Liskutin

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural: Rural Residential" (RUR:RR) (5 acre min.) to "Rural Community: Very Low Density Residential (RC:VLDR) (1 acre min.) for an approximately 8.48-acre parcel. The project is located westerly of the Sean Court, northerly of Walther Avenue, and easterly of Keith Drive.

POTENTIAL ISSUES:

The subject parcel is located in the "Reche Canyon" community within the "Reche Canyon/Badlands Area Plan." The community is characterized by large-lot residential uses with the majority of the lots being 2 ½ acres or larger. Proposing a density of 1 dwelling per acre conflicts with the vision for the area and is incompatible with the character of the area as well.

The site has been identified as having a high risk of wildland fires due to the unique features of the area including the mountainous and vegetated features. The safety element of the General Plan addresses these risks in a number of ways including deterring building in those "high risk" areas and providing secondary public access for the areas that are proposing developments. Currently, the subject site lacks secondary public access. Increasing the density for this site would create an inconsistency between the land use map/element and the safety element of the General Plan.

The site is also within ½ mile of several faults creating the increased potential for seismic hazards, fault rupture and subsequently adding to the potential for fire hazards. Again, increasing the density would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities.

No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The surrounding area remains rural in character as identified by the vision and setting for the Reche Canyon/Badlands area plan.

RECOMMENDATION:

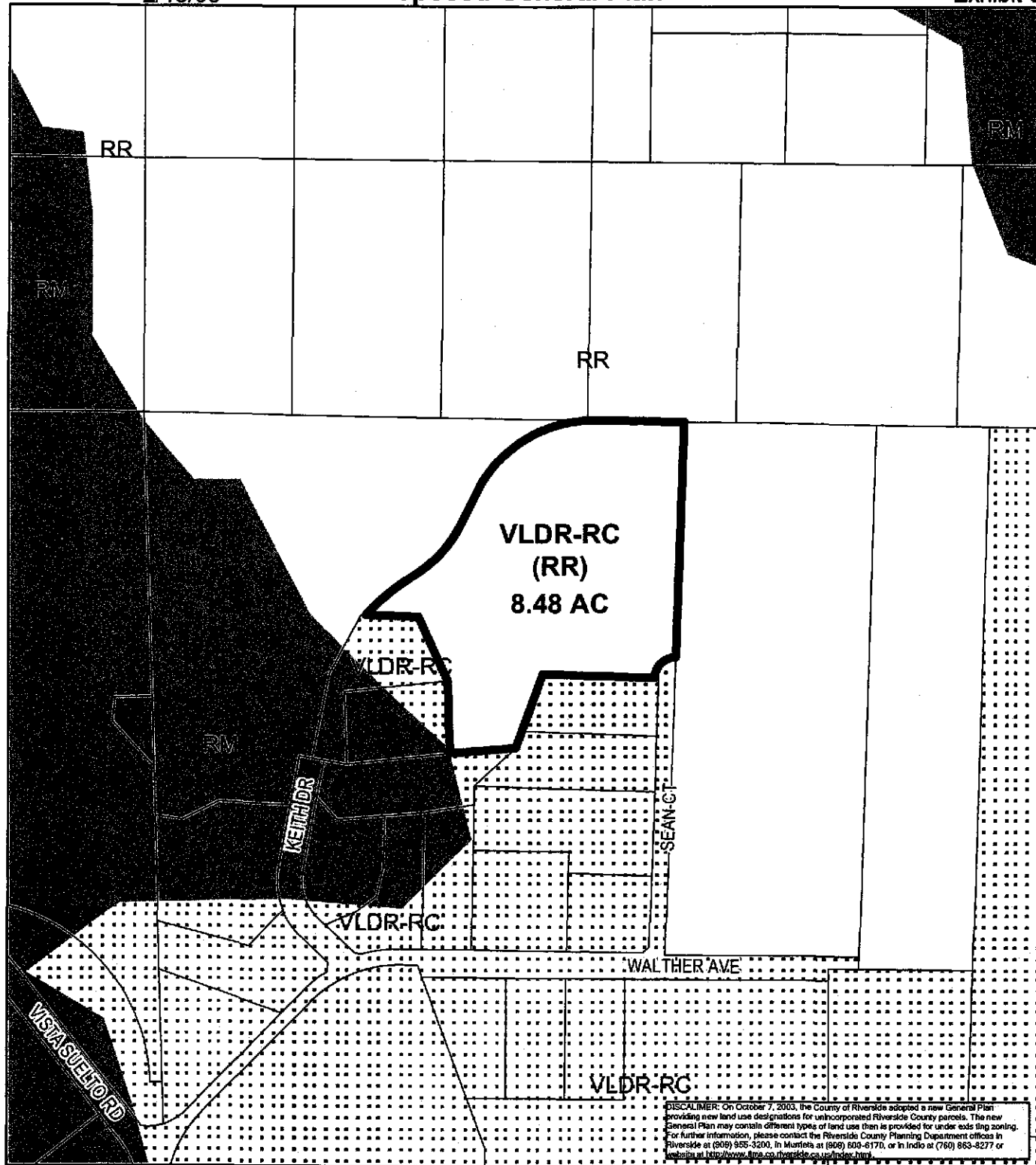
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 917 from Rural: Rural Residential to Rural Community: Very Low Density Residential **would not be appropriate.**

Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917

Proposed General Plan

Planner: Amy Aldana
Date: 2/20/08
Exhibit 6



Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section: 26

RIVERSIDE COUNTY PLANNING DEPARTMENT



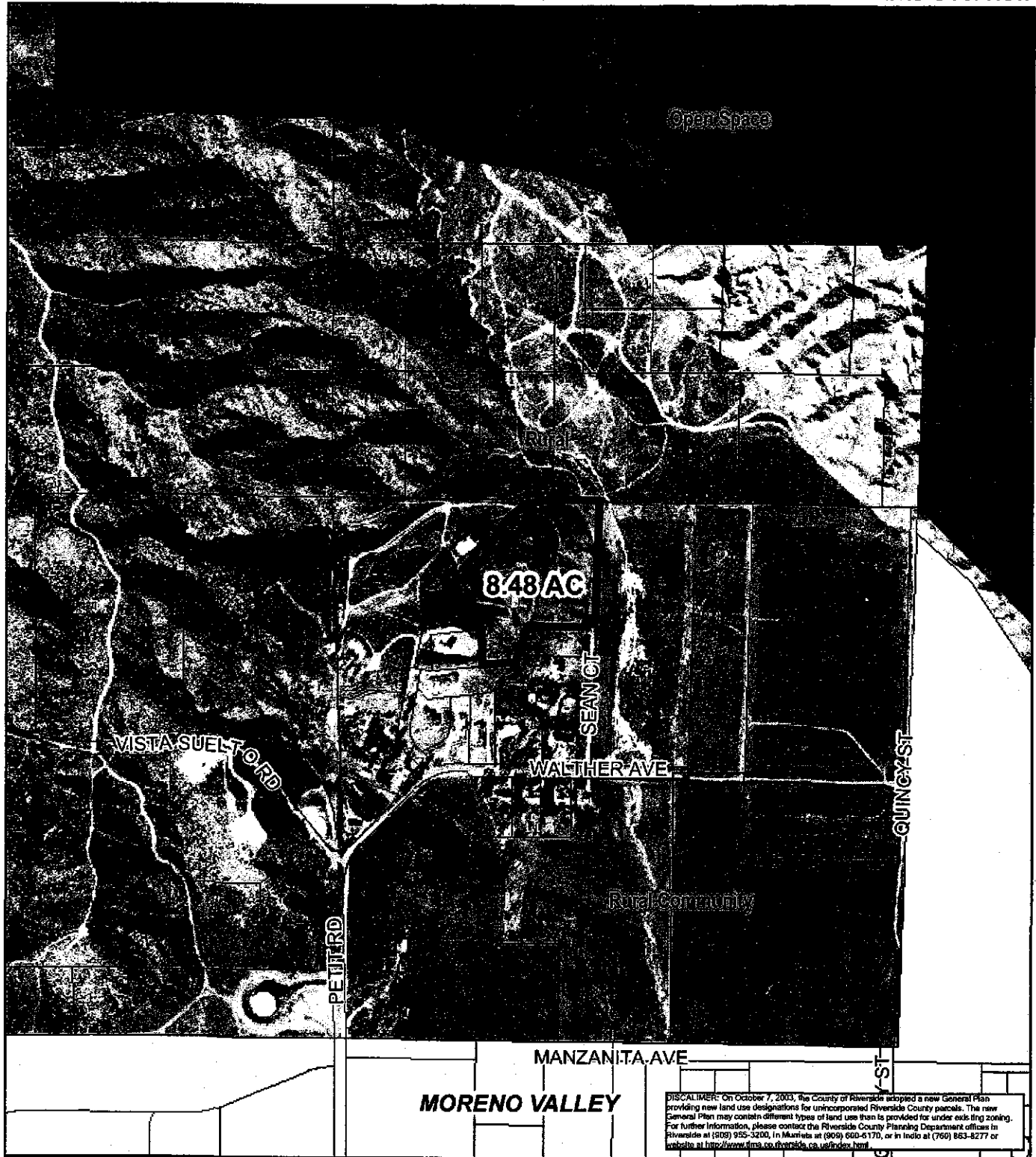
Assessors
Bk.Pg. 473-42
Thomas
Bros. Pg. 688 D6



Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 2/20/08
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Edgemont-Sunnymead
Township/Range: T2SR3W
Section: 26



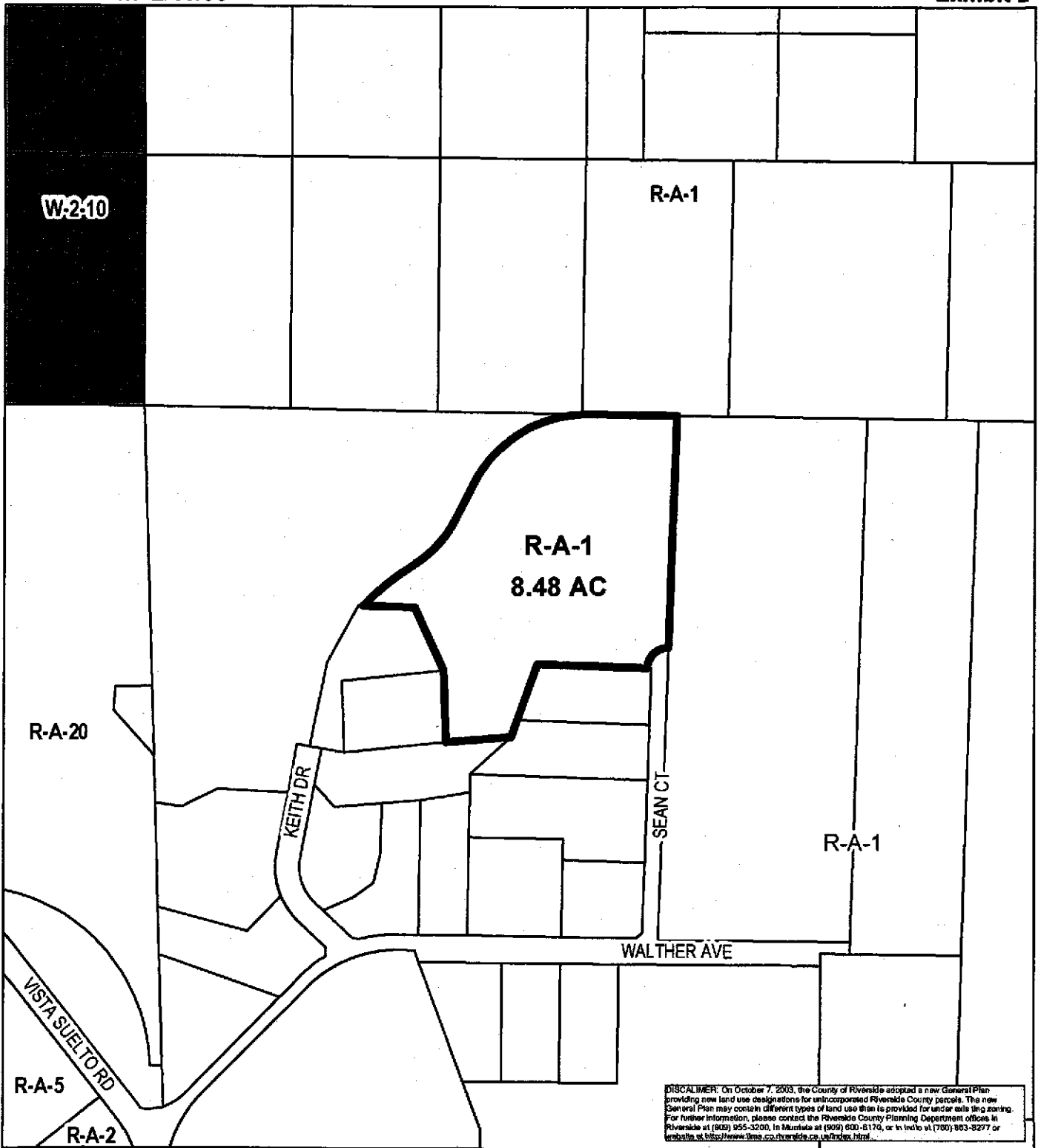
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Bros. Pg. 688 D6



Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
EXISTING ZONING

Planner: Amy Aldana
Date: 2/15/08
Exhibit 2



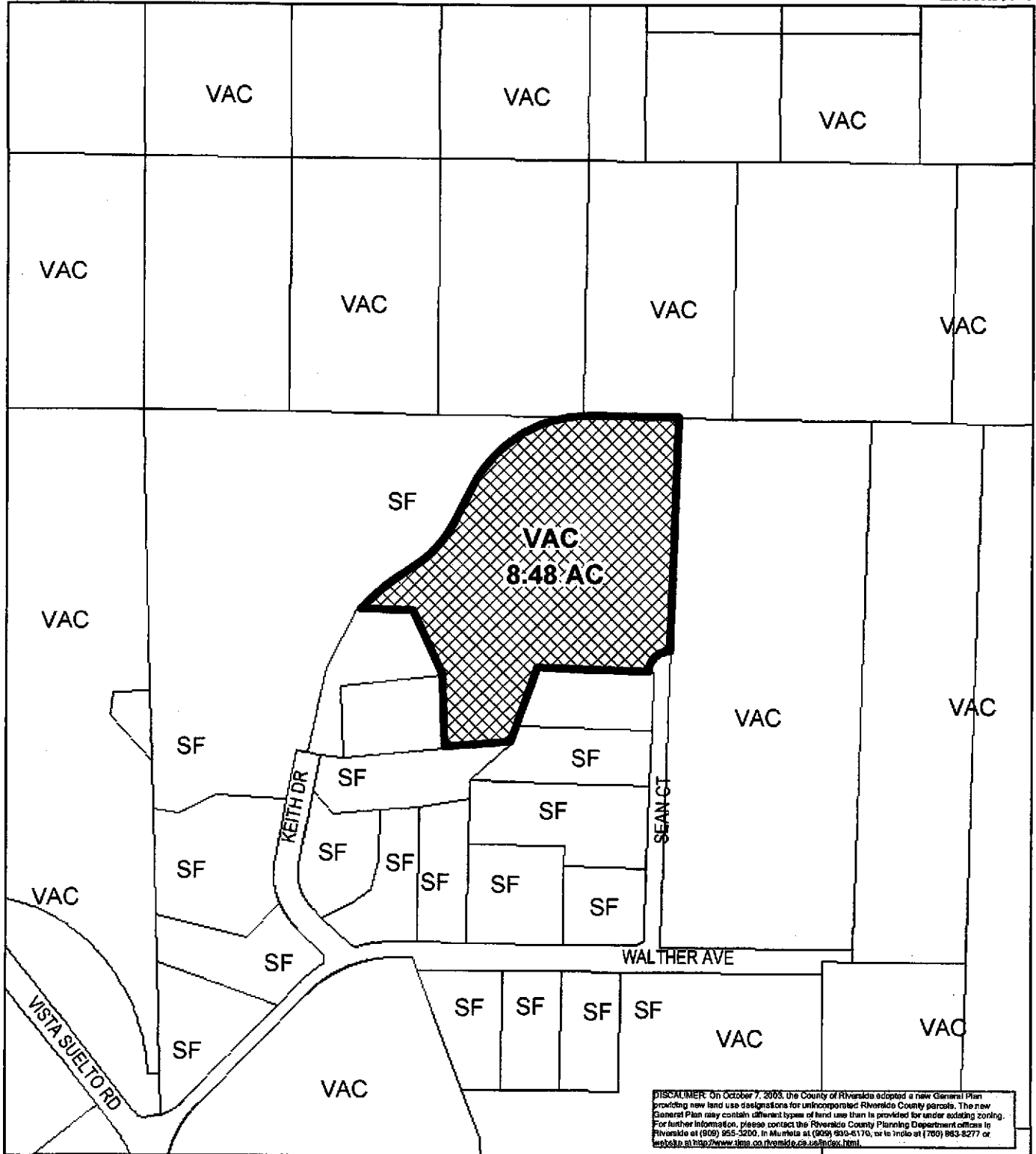
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 800-8170, or in Indio at (760) 863-8277 or website at <http://www.rimsa.co.riverside.ca.us/zoning.html>.

Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 473-42
Thomas
Bros. Pg. 688 D6

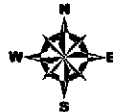




Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

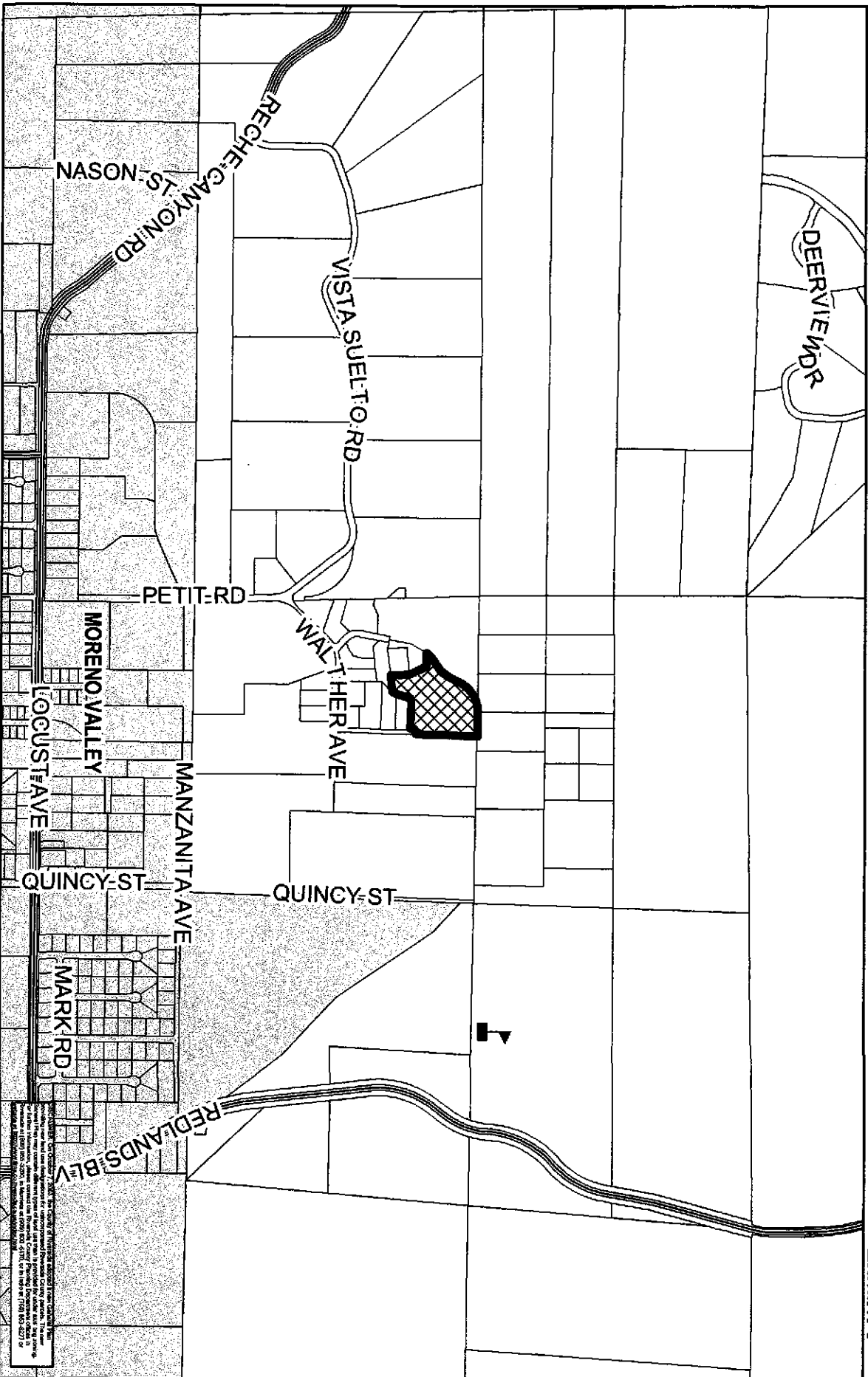
Assessors
Bk. Pg. 473-42
Thomas
Bros. Pg. 688 D6



Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917 POLICY AREAS

Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors

Bk. Pg. 473-42

Thomas

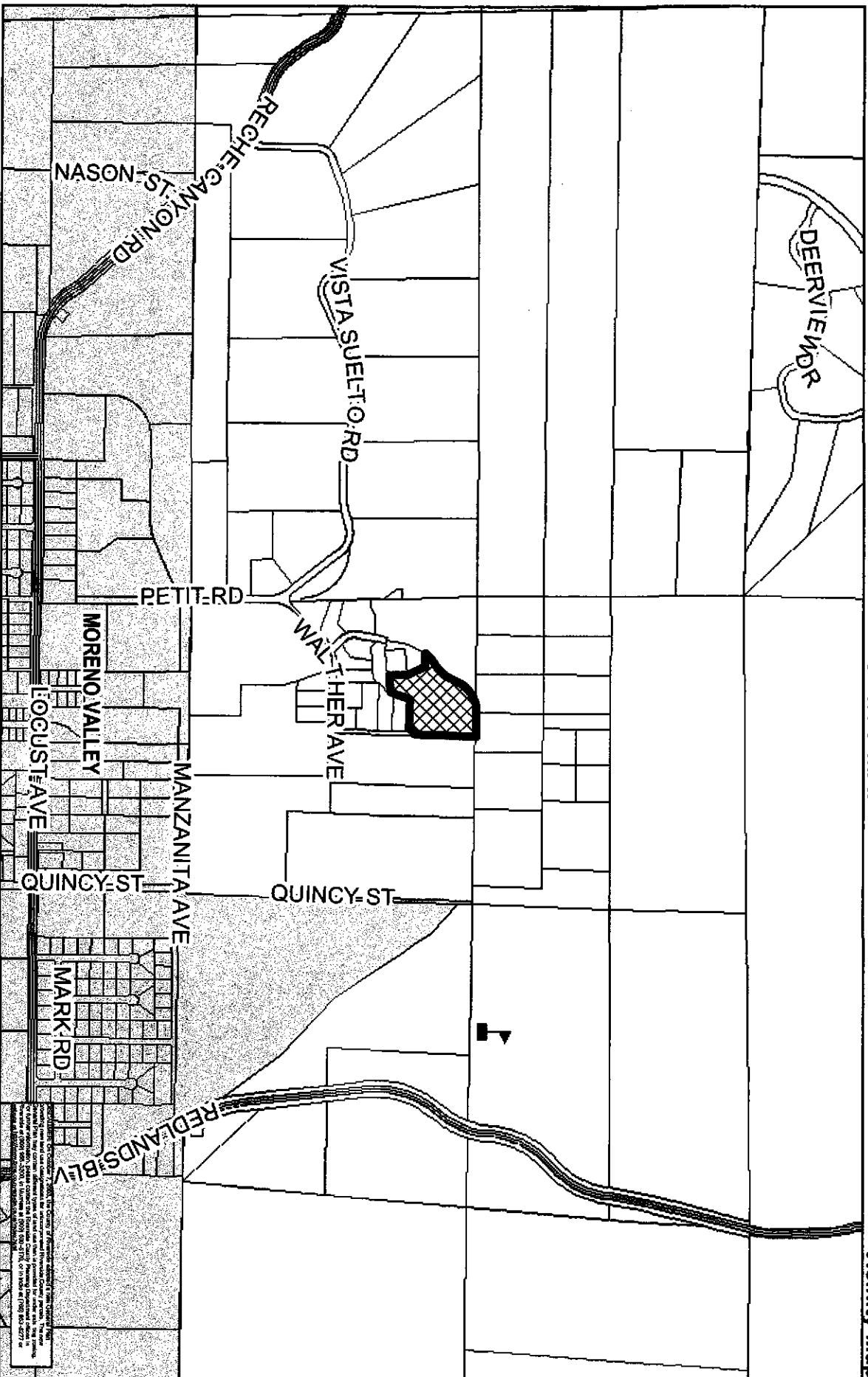
Bros. Pg. 688 D6



Supervisor Ashley
District 5
Date Drawn: 2/15/08

GPA00917
VICINITY MAP

Planner: Amy Aldana
Date: 2/20/08
Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

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Zone
District: Edgemont-Sunnymead
Township/Range: T2SR3W
Section : 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 473-42
Thomas
Bros. Pg. 688 D6



Sean Court Estates, LLC.
P.O. Box 20146
Riverside, CA. 92516
Tel.: (951) 907 - 0097 Fax: (951) 776 - 1706

August 25, 2008

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
Tel. (951) 955-1881
Fax (951) 955-3157

Attn.: Michael Harrod, Principal Planner

Ref.: Case No.: GPA 00917, Application for Foundation Component Amendment to the Riverside County General Plan from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.). (Application).

Subject Parcel: APN 473-420-010-3

Dear Mr. Harrod:

This letter and the enclosed information are submitted to provide additional information in support of the above referenced Application.

The Staff Report prepared by the Planning Department raises several issues referencing the safety element of the General Plan (Riverside County Integrated Project, Ch. 6. Safety Element), in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate. These issues are:

- 1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area,
- 2) The site lacks secondary public access as addressed in safety element of General Plan, and
- 3) The site is within ½ mile of several faults creating increased potential for seismic hazard and fault rupture.

In this letter, I will address these issues to show that adoption of an order initiating proceedings for General Plan Amendment from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or Estate Density Residential (EDR, 2 Ac. min.) pursuant to the Application is appropriate and therefore should be recommended.

1) Proposing a density of 1 dwelling per acre is incompatible with the character of the area;

The Staff report states that “the community is characterized by large lot residential uses with majority of lots of 2 ½ Ac or larger”.

Specifically, the Subject Parcel is surrounded by Very Low Density Residential (1 Ac. min) developments on the south and southwest, containing approximately 15 parcels. Parcels in these developments vary in sizes from 1 Ac to 2 Ac and they are all now developed with single family residences. Adjacent to the Subject Parcel to the west are two parcels approximately 1 Ac each owned by Eastern Municipal Water District and used for a water storage tank.

Properties to the north, northwest and east are designated as RR (5 Ac. min.). Parcels to the north are 5 Ac in size. Parcels to the northwest and east directly adjacent to the Subject Parcel are about 13 Ac and 14 Ac large and capable of subdivision into 5 Ac parcels.

In contrast, the Subject Parcel is of an irregular shape and 8.5 Ac large. Therefore it is incapable of being subdivided into smaller residential parcels under the current RR designation. As is, the Subject Parcel does not conform to any surrounding land use designation and cannot be efficiently and economically used as a single-family residence site. The parcel was originally a part of a larger parcel used for agricultural purposes, in particular as a fruit orchard and for grazing. These uses ceased decades ago and will not be resumed as the character of the entire area changes into single-family uses.

The proposed Amendment to the GP to allow divisibility of the Subject Parcel will bring the parcel to conformity with the land use of the properties in the area and will provide for more efficient, economical and productive use of land consistent with the public policy.

Although the Application proposes to change the land use designation of the subject parcel to Very Low Density Residential (VLDR, 1 Ac. min.), the change to Estate Density Residential (EDR, 2 Ac min) would be acceptable, and would bring the Subject Parcel to conformity with “majority of lots being 2 ½ Ac ...” as stated in the Staff Report.

Therefore the proposed Amendment to GP should be recommended for approval.

2) The site lacks secondary public access as addressed in the safety element of General Plan (Fire Hazard).

The safety element (Fire Hazard) does not expressly “deter building in high risk fire areas”. It states “proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief”.

Currently, the main public access to the Subject Parcel is provided via Sean Court that terminates at the southeast corner of the Subject Parcel.

In addition, the Subject Parcel has two alternative private accesses. One from the southwest, from north terminus of Harry Keith Rd. via EMWD parcel and the second from the south, from Walther Ave. via Parcels 1 and 4 of PM 23331 (see attached Site Plan, Exhibit B, as revised August 25, 2008).

Our preliminary discussions with the County Fire Department indicated that utilizing proper layout of a proposed subdivision combined with use of these alternative accesses would likely result in a solution to proposed subdivision acceptable to Fire Department.

However, the specific solution will be determined at the time when a subdivision project application including a tentative map is submitted.

Therefore, "lack of secondary public access" issue should not be used against recommending the Application for GP Amendment for approval, and the Application should be recommended for Approval.

3) The site is within ½ mile of several faults creating increased potential for seismic hazard and fault rupture (Safety Element, Seismic Hazard).

The safety element does not prohibit residential development in A-P and County fault zones. It requires geological studies for proposed critical structures, high occupancy, schools, high-risk structures, etc. within 0.5 Mi of faults. Under the proposed Application, no such structure is contemplated.

The safety element states "within ... Fault Zones, proposed tracts of four or more dwelling units must investigate the potential for and set backs from ground rupture hazard". It further describes a method of site trenching, determination of location of faulting and establishing building set backs as min. 50 feet from any active fault based on a geologist's report prepared for the project.

The Application does not propose any specific development. The geological investigation, if required, is "project development specific" and is completed only after a project application is submitted, during planning stages of the development.

Therefore the issue of site location being "within ½ Mi of several fault zones" should not be used against recommending the Application for GP Amendment to change land use for approval, and the Application should be recommended for approval.

Conclusion:

In this letter I have addressed issues raised in The Staff Report and used in support of the recommendation that the General Plan Amendment pursuant to the Application would not be appropriate.

In my analysis I showed that these issues were raised either without consideration of all relevant information and conditions, or they relate to a specific project application, rather than an Application for change of land use. By addressing these issues, I presented substantial evidence that, contrary to the Staff Report, conditions and circumstances justify modifying General Plan.

Therefore I request, that the Application for GPA for change of Land use from Rural Residential (RR, 5 Ac. Min.) to Very Low Density Residential (VLDR, 1 Ac. min.), or, in alternative, to Estate Density Residential (EDR, 2 Ac. min.), be recommended for approval.

Included with this letter are 1) Exhibit B, Site Plan as revised (5 copies), 2) three recorded deeds granting alternative accesses to the Subject Parcel, and 3) additional site photos.

Page 4
Case No.: GPA 00917
Additional Information

I am planning to attend a meeting with the Planning Department scheduled for September 5, 2008, 9 a.m., to review the Application and the information submitted herewith.

Please, feel free to contact me anytime regarding the information submitted. Thank you for your cooperation in this matter.

Sincerely,

Sean Court Estates, LLC



Vit Liskutin
P.O. Box 20146
Riverside, CA. 92516
Tel.: (951) 907 - 0097
Fax: (951) 776 - 1706
e-mail: liskvsr@hotmail.com

c.c.: file

DOC # 2008-0049637

01/31/2008 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder



Recording Requested By and when Recorded Return to:

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

Attn: Right of Way Department

This Document Must Be Signed in the Presence of Notary & Notarized.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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604

APN 473-420-011 & 012
W.O.C.O. Walters Tank
RB-5231

No Recording Fee Required Pursuant to Government Code Section 27383

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT (hereinafter referred to as "GRANTOR")

DOES HEREBY GRANT TO

SEAN COURT ESTATES LLC (hereinafter referred to as "GRANTEE")

a perpetual non-exclusive easement and right of way for ingress, egress and utility purposes, on, over, and across that certain property situated in the County of Riverside, State of California, described as follows:

(SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF)

Grantor retains the right to the use of the land described herein except as to any use in derogation of the easement contained herein, and specifically agrees that no trees shall be planted on the easement and no buildings or other structures of any kind, except road improvements, will be placed, constructed, or maintained over the real property described herein. It is understood that the permanent easements and the rights of way above described shall be acquired subject to the rights of the Grantor, Grantor's successors, heirs and assigns, to use the surface of the real property within the boundaries of such easements and rights of way. It is understood that any use of the surface rights by Grantor, and Grantor's successors, heirs and assigns, shall be deemed a continuing permissive use allowed by Grantee, its successors, heirs and assigns, and each successor-in-interest of the Grantor, by acceptance of a conveyance of said property or interest therein admits and agrees that any such use is a continuing permissive use. It is understood that each and every right and privilege hereby granted is free and alienable. Notwithstanding the foregoing, it is understood and agreed that this Grant of Easement shall not be construed as a Grant of Fee Title. Grantee, its successors and assigns, shall restore, or cause to be restored, the surface or subsurface of the real property hereinabove described to the condition said property was in as of the time of performance of any enlargement, construction, reconstruction, removal and replacement, operation, inspection, maintenance, repair, improvement and relocation, and such restoration shall be performed with due diligence and dispatch.

IN WITNESS WHEREOF, this instrument has been executed the day of January 30, 2008

GRANTORS: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT

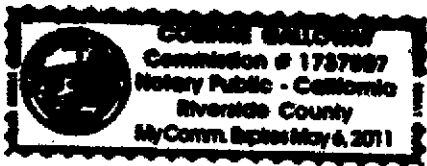
DATE: 1/30/2008

BY: [Signature]
Anthony J. Pack, General Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California }
County of Riverside } ss.

On Jan. 20, 2008 before me, Corinne Gallaway, Notary Public,
personally appeared Anthony J. Pack



proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person/s, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true & correct
Corinne Gallaway
Notary Public

Description of Attached Document

Title or Type of Document: Easement

Document Date: _____ Number of Pages: 6

Signers(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer

- Signer's Name: Anthony J. Pack
- Individual
 - Corporate Officer - Title(s): General Manager
 - Partner - Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer is Representing: EMWO

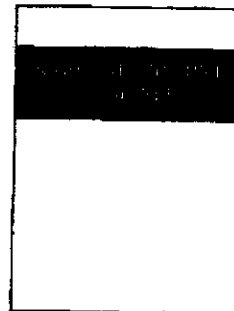


EXHIBIT "A"

**EASTERN MUNICIPAL WATER DISTRICT
PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010**

APN: 473-420-011 & 012
GRANTOR: EASTERN MUNICIPAL
WATER DISTRICT

LEGAL DESCRIPTION

A portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

Commencing at the most Westerly Corner of that certain Parcel of Land conveyed to Eastern Municipal Water District by Grant Deed recorded on May 27, 1976 as Instrument No. 74116, Official Records of Riverside County, California.

Thence along the Westerly Line of said Parcel North $11^{\circ}28'05''$ East 126.59 feet (recorded as North $11^{\circ}00'16''$ East) to the True Point of Beginning, said Point being the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of $53^{\circ}52'33''$ an arc distance of 47.02 feet;

Thence North $65^{\circ}20'39''$ East 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet;

Thence Northeasterly along said curve through a central angle of $18^{\circ}00'59''$ an arc distance of 15.72 feet;

Thence North $83^{\circ}21'38''$ East 16.74 feet to the beginning of a curve concave to the South and having a radius of 50.00 feet;

Thence Easterly along said curve through a central angle of $25^{\circ}15'11''$ an arc distance of 22.04 feet;

Thence South $49^{\circ}35'06''$ East 26.93 feet;

Thence South $71^{\circ}23'11''$ East 35.00 feet;

Thence North $86^{\circ}48'44''$ East 26.93 feet;

Thence South $77^{\circ}55'43''$ East 39.45 feet;

Thence North $78^{\circ}35'07''$ East 17.00 feet;



2008-0049637
01/31/2008 08:00
3 of 6

EXHIBIT "A"

**EASTERN MUNICIPAL WATER DISTRICT
EXHIBIT A PERPETUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY
PURPOSES APPURTENANT TO PARCEL APN: 473-420-010
GRANTOR: EASTERN MUNICIPAL WATER DISTRICT**

Thence North 49°03'10"East 12.84 feet to the East Line of that certain parcel of land conveyed to Eastern Municipal Water District by Grant Deed recorded September 24, 1974 as Instrument No. 123242, Official Records of said Riverside County;

Thence, along said East Line, North 1°50'38"West 13.73 feet (recorded as North 02°12'44"West) to the Northeast Corner of said parcel, said Northeast Corner also being an angle point in the boundary line of the aforesaid parcel conveyed to Eastern Municipal Water District as Instrument no. 74116;

Thence, along said boundary line North 24°40'12" West 17.96 feet (recorded as North 25°08'44"West;

Thence leaving said boundary line, South 71°49'44"West 33.50 feet to the beginning of a curve concave to the North and having a radius of 50.00 feet;

Thence Westerly along said curve through a central angle of 36°47'05" an arc distance of 32.10 feet;

Thence North 71°23'11"West 71.53 feet to the beginning of a curve concave to the South and having a radius of 70.00 feet;

Thence Westerly along said curve through a central angle of 25°15'11" an arc distance of 30.85 feet;

Thence South 83°21'38"West 16.74 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 18°00'59" an arc distance of 22.01 feet;

Thence South 65°20'39"West 80.15 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet;

Thence Southwesterly along said curve through a central angle of 09°27'38" an arc distance of 11.56 feet to the Westerly Line of said Parcel conveyed to Eastern Municipal Water District;

Thence along said Line South 11°28'05"West 48.99 (recorded as South 11°00'16"West) feet to the True Point of Beginning.

Containing 0.17 Acres, more or less.

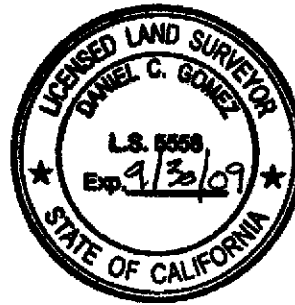
Exhibit "B" attached hereto and by this reference made a part hereof.



2008-0849637
01/31/2008 08:09A
4 of 6

This description was prepared by me or under my direction:

Daniel Gomez 12/3/07
Daniel C. Gomez Date
Exp. 09/30/09



2688-0049637
01/31/2008 08:00A
5 of 6



EXHIBIT 'B'

PREPARED BY ME OR UNDER MY DIRECTION.

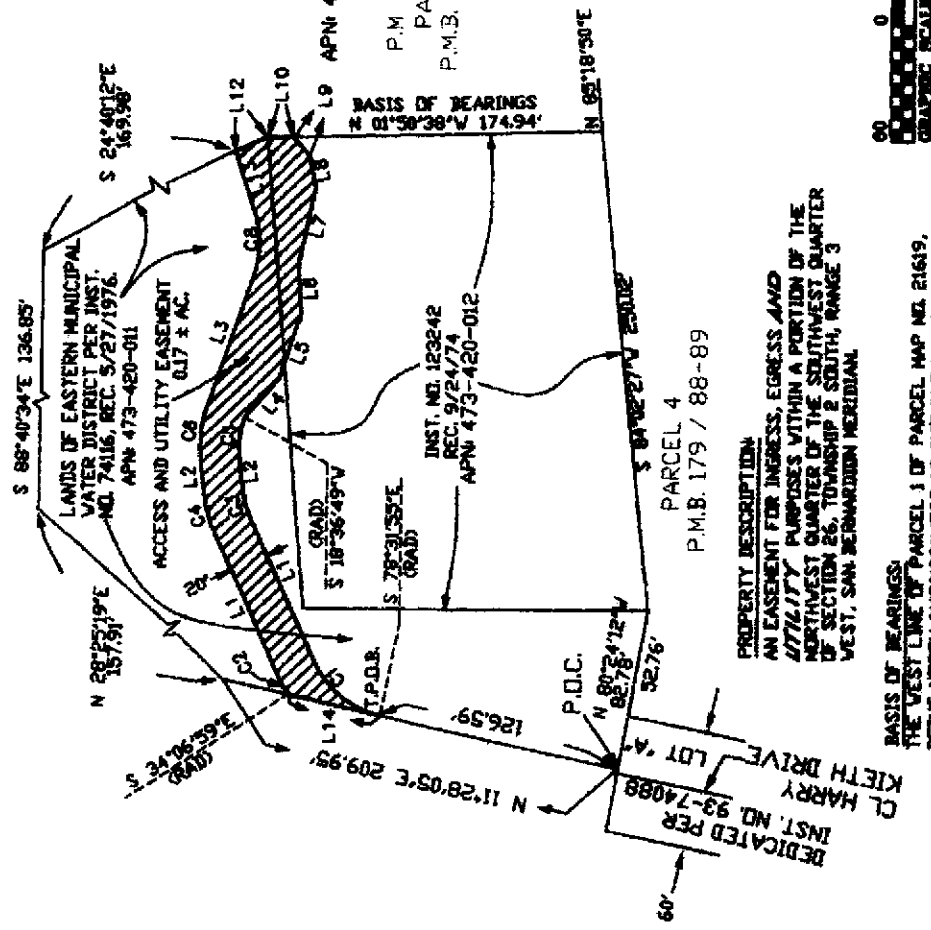
Daniel C. Gomez 11/27/07
DANIEL C. GOMEZ, L.S. 5538 DATE
EXP. 9/30/09

LANDMARK SURVEYING INC.
9048 NARNIA DRIVE
RIVERSIDE, CA 92508
(951) 358-1906
(951) 358-1306 FX



Curve	Radius	Length	Delta
C1	50.00'	47.02'	53°52'33"
C2	70.00'	11.56'	9°27'38"
C3	50.00'	15.72'	18°00'59"
C4	70.00'	22.01'	18°00'59"
C5	50.00'	22.04'	25°15'11"
C6	70.00'	30.85'	25°15'11"
C8	50.00'	32.10'	36°47'05"

Course	Bearing	Distance
L1	N 65°20'39" E	80.15'
L2	N 83°21'38" E	18.74'
L3	N 71°23'11" E	71.53'
L4	S 49°35'06" E	26.93'
L5	S 71°23'11" E	35.00'
L6	N 88°48'44" E	26.93'
L7	S 77°55'43" E	30.45'
L8	N 78°35'07" E	17.00'
L9	N 49°03'10" E	12.84'
L10	N 01°50'38" W	13.73'
L12	N 24°40'12" W	17.98'
L13	S 71°48'44" W	33.50'
L14	S 11°28'03" W	48.99'



NO.	DATE	INITIAL	DESCRIPTION	APP' VD	REFERENCES	SCALE 1" = 80'	DATED
					PMB 145/19-20	IRAVIN BCG	2/3/07
					PMB 179/88-89	TRACED	
						CHECK'D BCG	2/6/07
						RECORDING DATA	
						INITIAL	
						RIGHT OF WAY	
						DATE	

NO.	DATE	INITIAL	DESCRIPTION
			EASTERN MUNICIPAL WATER DISTRICT V.D. RIVERSIDE COUNTY, CALIFORNIA
			EMWD GRANT OF EASEMENT PLAT PROPERTY OF 64C-68
			EASTERN MUNICIPAL WATER DISTRICT 64C-68

APPROVED	DATE	BY
<i>[Signature]</i>	12/10/07	D.C.G.

Recording Requested By
First American Title Company

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Ronald L. Watts and Gerre E. Watts
P.O. Box 4075
Crestline, CA 92325

DOC # 2004-0216534

03/26/2004 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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GRANT DEED

23

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SP

A.P.N.: 473-420-016-9

T.R.A. No.080-048

File No.: RRI-1324731 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00; **82.50**

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of , and

1324731-4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GOCO Inc., a California Corporation as to an undivided one-half interest, and BBR & M Investments CO., Inc. a California Corporation as to an undivided one-half interest.**

hereby GRANTS to **Ronald L. Watts and Gerre E. Watts, husband and wife as joint tenants**

the following described property in the unincorporated area of , County of **Riverside**, State of California:

Legal description is attached hereto and made a part hereof as Exhibit "A"

Dated: 02/19/2004

GOCO Inc., a California Corporation as to an undivided one-half interest

BBR & M Investments CO., Inc. a California Corporation as to an undivided one-half interest.

By: Edward J. Braggins, Pres.

By: Ronald L. Watts

Mail Tax Statements To: **SAME AS ABOVE**

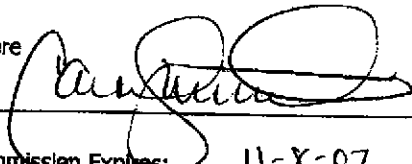
STATE OF California }
COUNTY OF Riverside } ss.
}

On 2/19/04 before me, ~~Edward J. Goepfert + Albert Beck~~ ^{cs} ~~Carol Smith~~ personally appeared Edward J. Goepfert + Albert Beck personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

This area for official notarial seal

Signature



My Commission Expires: 11-8-07



EXHIBIT "A"

Parcel 1, as shown by Parcel Map 23331, on file in Book 179 Pages 88 and 89, of Parcel Maps, Records of Riverside County, California.

Excepting therefrom:

Perpetual non-exclusive easement for ingress, egress, utilities and incidental purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps, pages 19 and 20, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, more particularly described as follows:

The easterly 45 feet, as measured at right angles, of Parcel 1 of Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian. The westerly line of said 45 feet is lengthened or shortened as needed to terminate in the north and south line of said Parcel 1.



RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Kenneth G. Engi and Debra N. Engi
10680 Harry Keith Drive
Moreno Valley, CA 92555

M	S	LI	PAGE	SIZE	DA	PCOR	NOCOR	SNP	MISC.
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33

GRANT DEED

A.P.N.: 473-420-013-6

T.R.A. No.080-048

File No.: RRI-1300599 (cs)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$99.00; CITY TRANSFER TAX \$0.00;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; (~~City of Moreno Valley~~ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GOCO Inc., a California Corporation as to an undivided one-half interest and BBR & M Investments Co., Inc., a California Corporation as to an undivided one-half interest

hereby GRANTS to Kenneth Engi and Debra Engi, Husband and Wife as Joint Tenants

the following described property in the ~~City of Moreno Valley~~, County of Riverside, State of California:

Legal Description attached hereto and made a part hereof as Exhibit "A".

Dated: 02/19/2004

B.B.R. & M. Investment Co., Inc.

GOCO, Inc.

R. Albert Beck, President
By: R. Albert Beck

Edward J. Goepfinger, Pres.
By: Edward J. Goepfinger

Mail Tax Statements To: SAME AS ABOVE

22-445061

STATE OF California }
COUNTY OF Riverside } ss.
}

On 2-19-04, before
me, Carol Smith personally
appeared R. Albert Beck & Edward J. Goepfinger
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*This area for official
notarial seal*

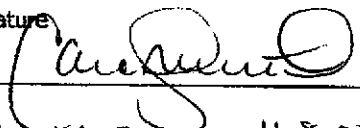
Signature 
My Commission Expires: 11-8-07



Exhibit "A"

Parcel 4, as shown by Parcel Map 21619, On file in Book 145, Pages 19 and 20,
of Parcel Maps, Records of Riverside County, California

Excepting Therefrom:

Perpetual non-exclusive easement for ingress, egress, utilities and incidental purposes appurtenant to and for the benefit of Parcel 1, as it now exists or maybe in the future subdivided, of Parcel Map 21619 on file in Book 145 of Parcel Maps, pages 19 and 20, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian, described as follows:

The easterly and northeasterly 50 feet, as measured at right angles, of Parcel 4, of Parcel Map 23331 on file in Book 179 of Parcel Maps, pages 88 and 89, Records of Riverside County, California, in Section 26, Township 2 South, Range 3 West, San Bernardino Meridian. The westerly and northwesterly line of said 50 feet is lengthened or shortened as needed to terminate in the north and south line of said Parcel 4.

