

724B

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

**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
March 15, 2011

**SUBJECT:** Authorization to Convey Fee Title in District Owned Real Property  
Murrieta Creek Phase I  
Project No. 7-0-00021

**RECOMMENDED MOTION:**

1. Approve Resolution No. F2011-06, Authorization to Convey Fee Title in District Owned Real Property, a portion of RCFC Parcel Nos. 7021-15 and 7021-16, Grant Deed to the City of Temecula.
2. Authorize the Chairman of the Board of Supervisors to execute the necessary documents to complete the conveyance.
3. 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

**FINANCIAL:**

**WARREN D. WILLIAMS**  
General Manager-Chief Engineer

<b>FINANCIAL DATA</b>	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:**

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

**C.E.O. RECOMMENDATION:** APPROVE

BY: Michael R. Shetler  
Michael R. Shetler

County Executive Office Signature

Policy  
 Policy  
 Consent  
 Consent  
 Dept't Recomm.:  
 Per Exec. Ofc.:

FORM APPROVED COUNTY COUNSEL  
 BY: Sybil M. Guinzel 3-22-11  
 SYBIL M. GUINZEL

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

**SUBJECT:** Authorization to Convey Fee Title in District Owned Real Property  
Murrieta Creek Phase I  
Project No. 7-0-00021

**SUBMITTAL DATE:** March 15, 2011

**Page 2**

**BACKGROUND:**

The District, in cooperation with the Corps of Engineers, is currently designing Murrieta Creek Phase I ("Project") which travels through the city of Temecula. The City of Temecula ("City") is currently acquiring, in cooperation with the District, all required right-of-way for this Project within the City's limits. Pursuant to the preliminary design for the Project, a Record of Survey was prepared and recorded in Book 114 Pages 95 through 99. The City of Temecula owned RCFC Parcel 7021-16 as described on the Record of Survey. The City had conveyed via Grant Deed, recorded as Instrument Number 2004-0381206 on May 20, 2004, the fee title to the District. The District then issued a letter of credit to the City for the appraised value. Upon further design it was determined that the District would not need all the original right-of-way dedicated for the Project.

The City has proposed to build a recreational complex which is a compatible use adjacent to Murrieta Creek Phase I. The District has reviewed and approved the plans for the recreational complex. A portion of RCFC Parcel No. 7021-16, and a small portion of the adjacent Parcel No. 7021-15 is needed for the recreational complex. The District will retain a blanket access easement across said parcels for ingress/egress to Murrieta Creek Phase I.

The District recommends that the right-of-way referenced as RCFC Parcel Nos. 7021-16A and 7021-15A, shown on Exhibits "A" and "B", consisting of approximately 28,625 sq/ft, be granted in fee title to the City of Temecula. The original value established in 2004 for the District's acquisition of RCFC Parcel No. 7021-16 was \$2.50 a sq/ft. The District will issue a reversal of a portion of the credit given to the City of Temecula in the amount of \$71,563. All other costs shall be borne by the City of Temecula.

1 **BOARD OF SUPERVISORS**

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

2 RESOLUTION NO. F2011-06

3  
4 AUTHORIZATION TO CONVEY FEE TITLE  
5 IN DISTRICT OWNED REAL PROPERTY  
6 MURRIETA CREEK PHASE I  
7 PROJECT NO. 7-0-00021

8 WHEREAS, by the Board of Supervisors of the Riverside County Flood Control  
9 and Water Conservation District in regular session assembled on March 15, 2011, at least four-  
10 fifths of all members concurring, that the fee title interest in a portion of District's Parcel Nos.  
11 7021-15 and 7021-16, hereinafter referred to as Parcel Nos. 7021-15A and 7021-16A, will be  
12 granted by the District to the City of Temecula, in certain real property in the city of Temecula,  
13 County of Riverside, State of California, a portion of Assessor's Parcel Numbers 922-100-035  
14 and 922-100-006, being approximately 28,625 square feet, as described in Exhibit "A" and  
15 shown on Exhibit "B", attached hereto and made a part hereof; and

16 WHEREAS, the interest to be conveyed will benefit the City of Temecula, the real  
17 property being conveyed is in excess to the District's needs for the construction and maintenance  
18 of Murrieta Creek Phase I, with the reservation of an access easement through the property.

19 THEREFORE, BE IT FURTHER RESOLVED, DETERMINED, AND  
20 ORDERED, the Chairman of the Board of Supervisors is authorized to execute the necessary  
21 documents to complete the conveyance.

22 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the  
23 General Manager-Chief Engineer or his designee is authorized to execute any other documents  
24 and administer all actions necessary to complete the transaction.  
25  
26  
27  
28


FORM APPROVED COUNTY COUNSEL  
BY: SYNTHIA M. GUNZEL 3-22-11  
DATE

RCFC PARCEL 7021-15A

EXHIBIT A

BEING A PORTION OF PARCEL 7021-15 AS SHOWN ON RECORD OF SURVEY  
FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE,  
WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF  
CALIFORNIA WITHIN LOT 2 OF BLOCK 32 AS SHOWN ON THE MAP FILED IN MAP  
BOOK 15, PAGE 726, WITHIN THE CITY OF TEMECULA, RECORDS OF SAN DIEGO  
COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH 20.00 FEET OF THE WEST 142.00 FEET OF SAID PARCEL 7021-15.

  
\_\_\_\_\_  
STEVEN L. RAY, L.S. 6980 EXP. 9/30/11 DATE 10-20-10



**FIRST STREET**

PARCEL 7021-17C

PARCEL 7021-17B

FOR PARCEL 4, P.M. NO. 7674  
P.M. BOOK 46, PAGES 50/51  
O.R. RIVERSIDE CO.

PARCEL 7021-16

RECORD OF SURVEY  
R.S. BOOK 114, PAGES 95-99  
O.R. RIVERSIDE CO.

PARCEL 7021-17A

20.00'

142.00'

116.04'

N 74°17'33" E 426.04'

142.00'

N 74°17'33" E

PARCEL 7021-15A

N 15°42'05" W 20.00'

PARCEL 7021-15

N 23°27'42" W 186.60'

LOT 2, BLOCK 32  
BOOK 15, PAGE 726  
OF MAPS, REC. S.D. CO.

334.81'

150.00'

N 74°18'07" E 451.23'

PARCEL 7021-14

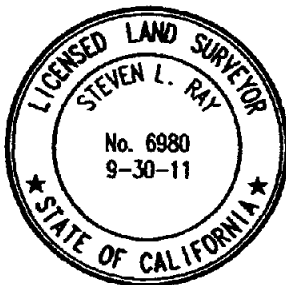
N 15°42'05" W

N 15°42'00" W

**EXHIBIT 'B' - PLAT**



1"=100'



*Steven L. Ray*  
STEVEN L. RAY DATE 10-20-10  
L.S. 6980 EXP. 9/30/11

**RHA**  
**Engineering, Inc.**  
6800 INDIANA AVENUE • SUITE 260  
RIVERSIDE, CA 92506  
(951) 683-8088  
FAX (951) 683-6915

EXHIBIT "A"

BEING A PORTION OF PARCEL 7021-16 AS SHOWN ON RECORD OF SURVEY FILED IN RECORD OF SURVEY BOOK 114, PAGES 95 THROUGH 99 INCLUSIVE, WITHIN PARCEL 4 OF PARCEL MAP 7674, FILED IN PARCEL MAP BOOK 86, PAGES 50 AND 51, WITHIN THE CITY OF TEMECULA, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 7021-16, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED FEBRUARY 20, 2003, AS DOCUMENT NO. 2003-119053, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 7021-16, NORTH 72°13'51" EAST A DISTANCE OF 87.58 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID PARCEL 7021-16, SAID ANGLE POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID DOCUMENT NO. 2003-119053;


THENCE CONTINUING NORTH 72°13'51" EAST A DISTANCE OF 57.64 FEET;

THENCE SOUTH 15°42'05" EAST A DISTANCE OF 183.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 7021-16;

THENCE ALONG SAID SOUTHERLY LINE SOUTH 74°17'33" WEST A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7021-16;

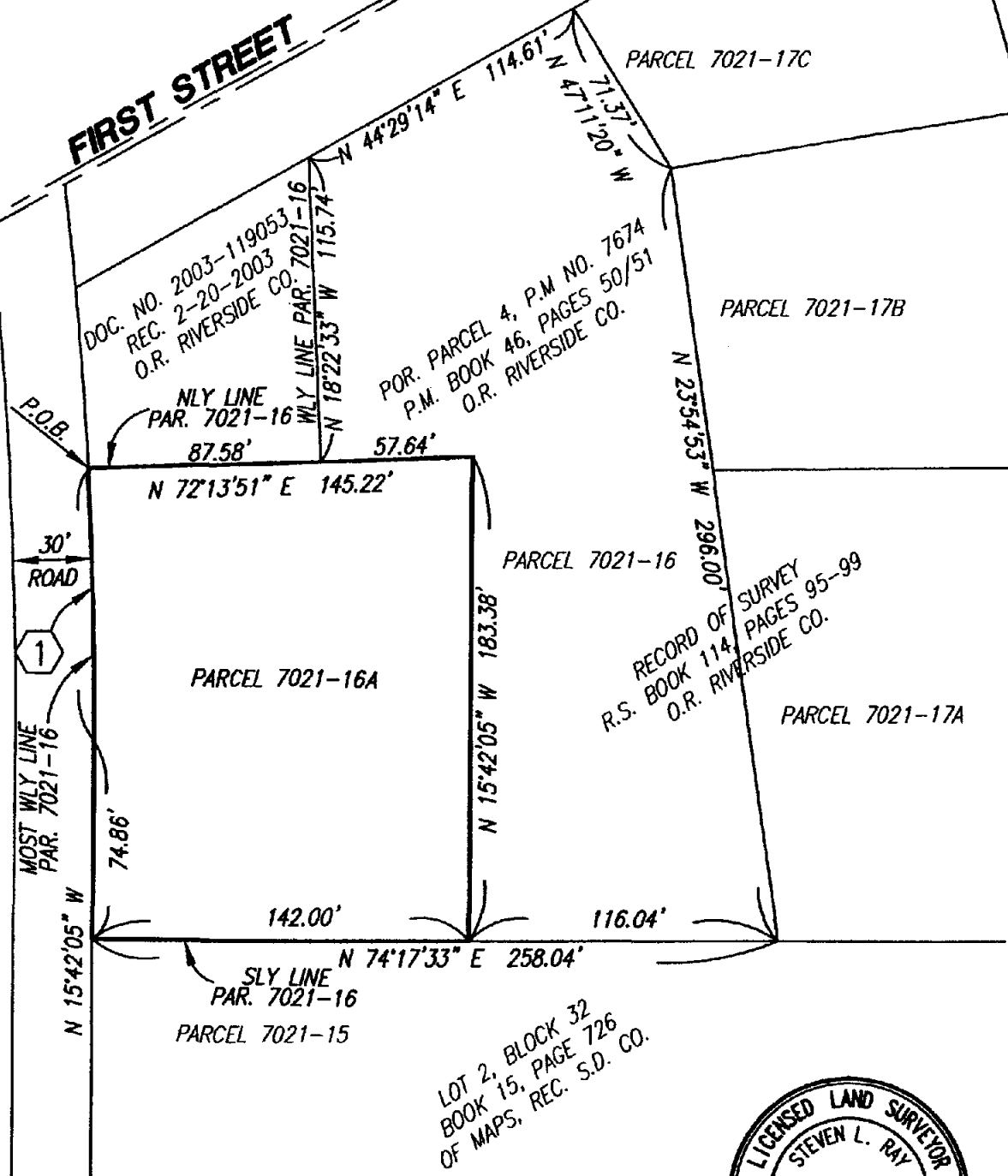
THENCE ALONG THE MOST WESTERLY LINE OF SAID PARCEL 7021-16 NORTH 15°42'05" WEST A DISTANCE OF 74.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1716.87 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'54" AN ARC DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.

  
STEVEN L. RAY, U.S. 6980 EXP. 9/30/11 DATE 10-20-10



**FIRST STREET**



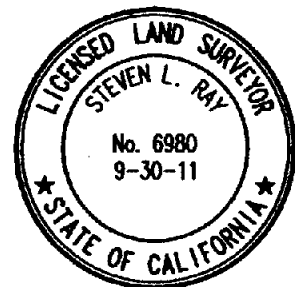
DOC. NO. 2003-119053  
 REC. 2-20-2003  
 O.R. RIVERSIDE CO.

POR. PARCEL 4, P.M. NO. 7674  
 P.M. BOOK 46, PAGES 50/51  
 O.R. RIVERSIDE CO.

RECORD OF SURVEY  
 R.S. BOOK 114, PAGES 95-99  
 O.R. RIVERSIDE CO.

LOT 2, BLOCK 32  
 BOOK 15, PAGE 726  
 OF MAPS, REC. S.D. CO.

**EXHIBIT 'B' - PLAT**



*Steven L. Ray*  
 STEVEN L. RAY DATE 10-20-10  
 L.S. 6980 EXP. 9/30/11



CURVE DATA				
No	△	R	L	T
①	03°26'54"	1716.87'	103.33'	51.68'

**RHA**  
**Engineering, Inc.**  
 6800 INDIANA AVENUE • SUITE 260  
 RIVERSIDE, CA 92506  
 (951) 683-8088  
 FAX (951) 683-6915