

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

919B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
July 15, 2014

**SUBJECT:** Adopt Resolution No. F2014-26 Authorization to Convey an Easement Interest in Real Property over a portion of APN 186-270-010 to the City of Riverside by Easement Deed; CEQA Findings of Exemption; Magnolia Center Storm Drain, Project No. 1-0-00190; District. 2/ District 2 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Finds that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Adopt Resolution No. F2014-26 Authorization to Convey an Easement Interest in Real Property over a portion of APN 186-270-010 to City of Riverside by Easement Deed, located in the City of Riverside, County of Riverside, California;
3. Authorize the Chairman to execute the Easement Deed in favor of the City of Riverside; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the conveyance.

**BACKGROUND:**

Summary  
See Page 2

WARREN D. WILLIAMS  
General Manager-Chief Engineer

GSW:rlp  
P8/161176

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel DATE: 7-10-14  
625756 Departmental Correspondence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET DISTRICT COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** N/A Budget Adjustment: No  
For Fiscal Year:

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

APPROVE  
BY:   
Steven C. Horn

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order
- [ ]

Prev. Agn. Ref.:

District: 2nd/2nd

Agenda Number:

**11-6**

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

**FORM 11:** Adopt Resolution No. F2014-26 Authorization to Convey an Easement Interest in Real Property over a portion of APN 186-270-010 to the City of Riverside by Easement Deed; CEQA Findings of Exemption; Magnolia Center Storm Drain, Project No. 1-0-00190; District 1/ District 1 [\$0]

**DATE:** July 15, 2014

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

The City of Riverside is constructing the Santa Ana River Trunk Sewer Line. The City has an existing easement within the property and is constructing a larger sewer line. This larger sewer line requires the easement to be expanded. The City of Riverside has appraised the property and has made an offer to purchase in the amount of \$1,000. This represents the fair market value of the easement interest in real property to be conveyed. Staff is requesting the easement interest be conveyed to City and the District shall retain all other rights and interests for its existing facilities. This will enable the City to better serve the needs of the area residents.

Pursuant to the California Water Code Appendix §48-9, the Board of Supervisors for the District has the power to grant any interest in real property it owns to public agencies where such grant does not interfere with the use of the real property for the purposes of the District. Staff has evaluated and determined that the conveyance of the fee interest to the City will not interfere with the use of the property for the purposes of the District because the District will retain its rights and interests in the property for its flood and drainage facilities.

Pursuant to the California Environmental Quality Act (CEQA), the conveyance of the easement interest ("Project") was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Sections 15301, Class 1 - Existing Facilities and 15061(b)(3). The proposed Project is merely the transfer of title to another public agency and will not prompt physical changes to the environment or the land. The expanded easement interest is minimal and the underground facilities already exist upon and under the surface of the property. In addition, the project is exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment.

Resolution No. F2014-26 has been approved as to form by County Counsel.

**Impact on Residents and Businesses**

This project is a conveyance to a public agency and there is no impact to Residences and Businesses.

**ATTACHMENTS (if needed, in this order):**

1. Resolution No. F2014-26
2. Notice of Exemption

**BOARD OF SUPERVISORS**

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

RESOLUTION NO. F2014-26

AUTHORIZATION TO CONVEY AN EASEMENT INTEREST IN REAL PROPERTY  
TO THE CITY OF RIVERSIDE BY EASEMENT DEED  
MAGNOLIA STORM DRAIN  
PROJECT NO. 1-0-00190

WHEREAS, the Riverside County Flood Control and Water Conservation District ("District") owns a certain fee interest in real property, consisting of approximately 1,152 square feet of land, located in the City of Riverside, County of Riverside, State of California, being a portion of a parcel identified with Assessor's Parcel Number 186-270-010, ("District Property"); and

WHEREAS, District owns, operates and maintains subterranean flood and drainage facilities under and within the Property ("Facilities"); and

WHEREAS, the City of Riverside is constructing the expansion to its Santa Ana River Trunk Sewer Line prompting the need to acquire an additional easement interest in the Property; and

WHEREAS, pursuant to the California Water Code Appendix §48-9, the Board of Supervisors for the District has the power to grant any interest in real property it owns to public agencies where such grant does not interfere with the use of the real property for the purposes of the District; and

WHEREAS, the District desires to convey an easement interest over a portion of the Property ("Easement") to the City of Riverside by Easement Deed and City desires to accept the Easement, as further legally described in Exhibit "A" and shown on Exhibit "B", attached hereto and by this reference incorporated herein.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors ("Board") of the Riverside County Flood Control and Water Conservation District In regular session assembled on July 15, 2014, at 10:30 am or soon thereafter, in its meeting room located on the 1<sup>st</sup> Floor of the County Administrative Center, 4080 Lemon Street,

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 6-10-14  
DATE  
SYNTHIA M. GUNZEL

1 Riverside, California, with at least four-fifths of all members concurring, the authorization of the  
2 conveyance by District to City of Riverside, in a portion of real property known as Assessor's  
3 Parcel No. 186-270-010, as described in Exhibit "A" and shown on Exhibit "B".

4 BE IT FURTHER RESOLVED and DETERMINED by the Board that this conveyance  
5 to the City of Riverside does not interfere with the use of the real property for the purposes of the  
6 District.

7 BE IT FURTHER RESOLVED and DETERMINED that the Chairman of the Board of  
8 Supervisors of the District is authorized to execute the Easement Deed on behalf of the District.

9 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager-Chief  
10 Engineer, or his designee, is authorized to execute any other associated documents and  
11 administer all actions necessary to complete the conveyance of real property to the City of  
12 Riverside and this transaction.

13 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the  
14 Board is directed to cause a copy of this Resolution to be posted in at least three (3) public places  
15 within the County of Riverside for no less than fifteen (15) days.  
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EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1A

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-1;

**THENCE** North 44°55'52" West, along the southwesterly line of said Parcel 1190-1, a distance of 52.76 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County;

**THENCE** North 60°09'32" East, along said southerly line, a distance of 21.30 feet to the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** continuing North 60°09'32" East, along said southerly line, a distance of 22.54 feet to the southwesterly line of that certain easement for sanitary sewer facilities granted to the City of Riverside by document recorded June 17, 1955, in Book 1753, Page 593, et seq., of Official Records of said Riverside County;

**THENCE** South 52°05'52" East, along said last mentioned southwesterly line, a distance of 16.89 feet;

**THENCE** South 3°58'14" West, a distance of 3.12 feet;

**THENCE** North 86°01'46" West, a distance of 32.74 feet to the **POINT OF BEGINNING**.

Area – 227 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

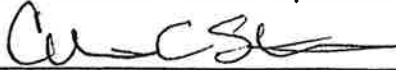

 8/23/13 Prep.   
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
 PARCEL 1190-1A

*Curtis C. Stephens*  
 CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
 M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
 CONTROL AND WATER  
 CONSERVATION DISTRICT  
 A.P.N. 186-270-010

SEE DETAIL SHEET /2

3  
**EVANS RIO RANCHO**  
 M.B. 10/52-54

R/S 53/18-20  
 PAR. 1190-1

CORRECTED MAPS OF  
 ADDITIONS TO MAPS  
 OF THE  
 RIVERSIDE LAND AND  
 AND IRRIGATING CO.  
 M.B. 4/75

R/S 32/37

**EXISTING 32' SEWER EASEMENT**  
 12/06/57 2188/499 O.R.

POR. LOT 281

1  
**ADDITION NO. 1 TO  
 GRAND AVENUE TRACT**  
 M.B. 6/90

**LORD TRACT NO. 2**  
 M.B. 25/90

**RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**  
 • CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
 ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

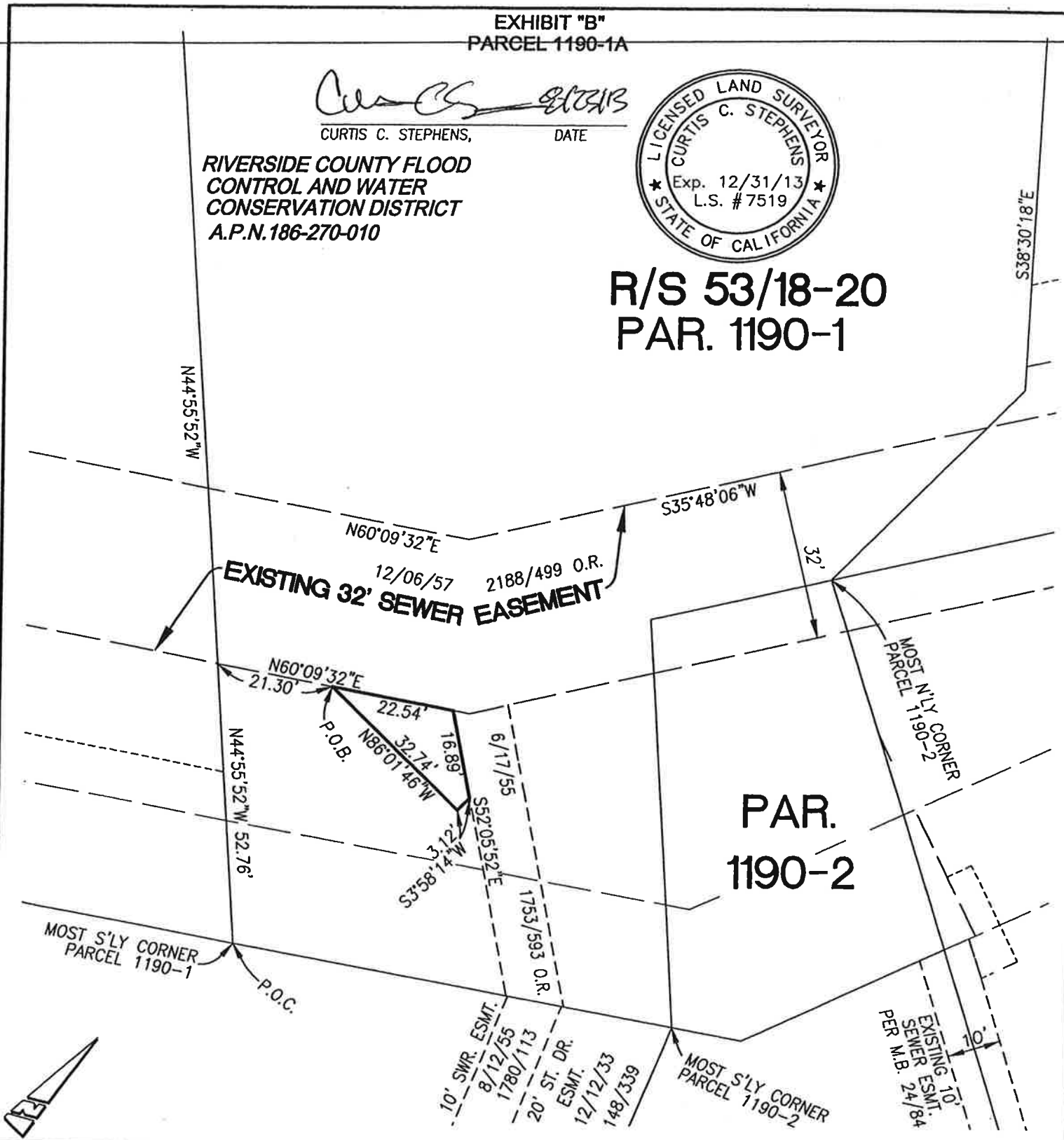
EXHIBIT "B"  
PARCEL 1190-1A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010



R/S 53/18-20  
PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
• CITY OF RIVERSIDE, CALIFORNIA •

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SCALE: N.T.S. DRAWN BY: *Kgs* DATE: 8/22/13 SANTA ANA RIVER TRUNK SEWER - PHASE II

EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1B

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-1;

THENCE North 44°55'52" West, along the southwesterly line of said Parcel 1190-1, a distance of 52.76 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County;

THENCE North 60°09'32" East, along said southerly line, a distance of 46.82 feet to an angle point in said southerly line;

THENCE North 35°48'06" East, continuing along said southerly line, a distance of 7.25 feet to the northeasterly line of that certain easement for sanitary sewer facilities granted to the City of Riverside by document recorded June 17, 1955, in Book 1753, Page 593, et seq., of Official Records of said Riverside County;

THENCE South 52°05'52" East, along said northeasterly line, a distance of 0.65 of a foot to the **POINT OF BEGINNING** of the parcel of land being described;

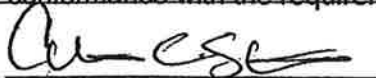
THENCE continuing South 52°05'52" East, along said northeasterly line, a distance of 8.65 feet;

THENCE North 3°58'14" East, a distance of 4.83 feet;

THENCE North 86°01'46" West, a distance of 7.18 feet to the **POINT OF BEGINNING**.

Area – 17 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Curtis C. Stephens, L.S. 7519

 Prep.   
Date





EXHIBIT "B"  
PARCEL 1190-1B

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET 1/2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO.  
M.B. 4/75

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

POR. LOT 281

MOST S'LY CORNER PARCEL 1190-1

1  
ADDITION NO. 1 TO GRAND AVENUE TRACT  
M.B. 6/90

PAR. 1190-2

MOST S'LY CORNER PARCEL 1190-2

LORD TRACT NO. 2  
M.B. 25/90

R/S 32/37

POR. LOT 282

POR. LOT 283

SOUTHEASTERLY LINE LOT 3  
NORTHWESTERLY LINE LOT 2

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

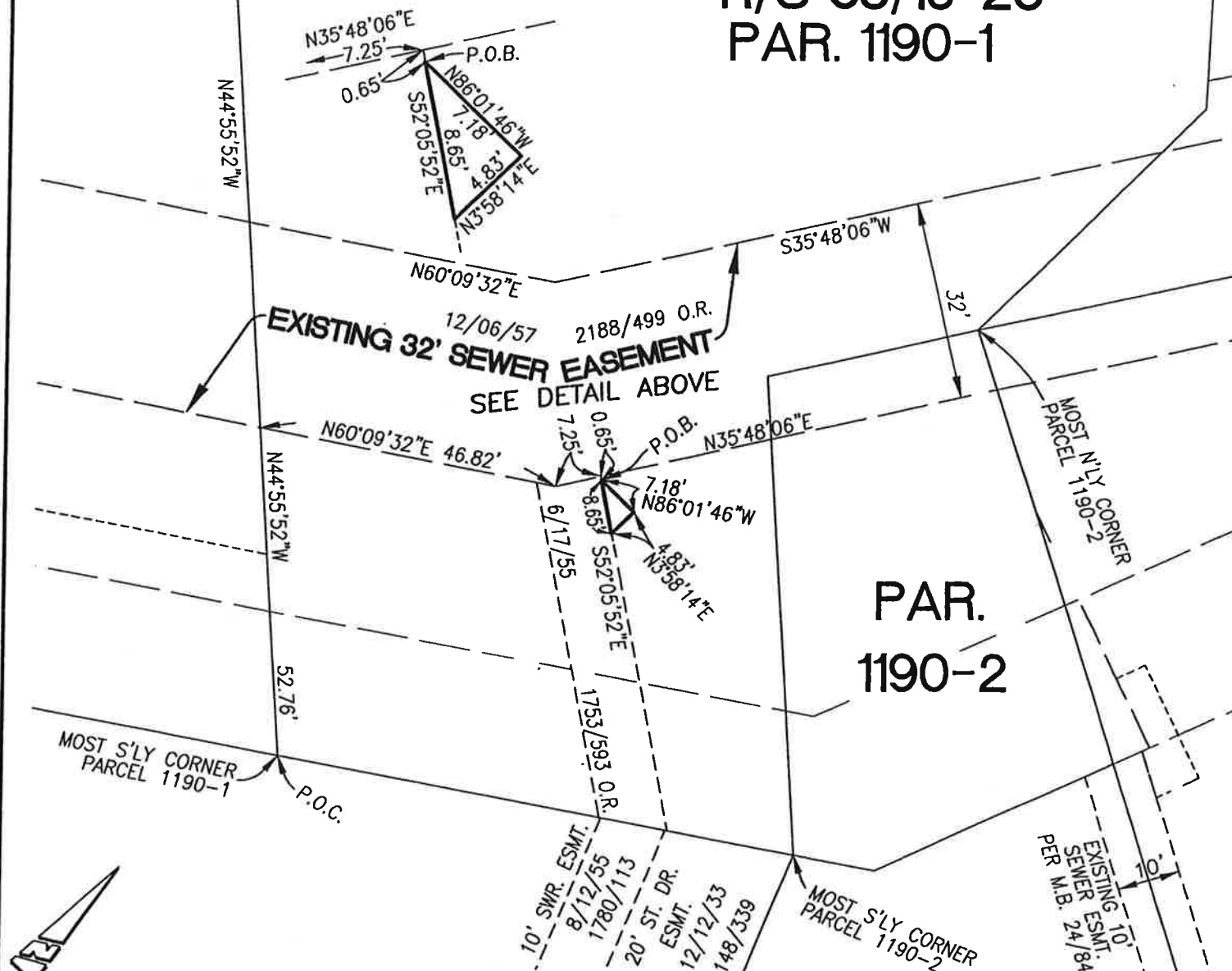
EXHIBIT "B"  
 PARCEL 1190-1B

*Curtis C. Stephens*  
 CURTIS C. STEPHENS, DATE



RIVERSIDE COUNTY FLOOD  
 CONTROL AND WATER  
 CONSERVATION DISTRICT  
 A.P.N. 186-270-010

R/S 53/18-20  
 PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
 • CITY OF RIVERSIDE, CALIFORNIA •  
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 SCALE: N.T.S. DRAWN BY: Kgs DATE: 8/22/13 SANTA ANA RIVER TRUNK SEWER - PHASE II

EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1C

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most northerly corner of Parcel 1190-2 of said Record of Survey;

**THENCE** North 3°10'48" East, along the northeasterly boundary of said Parcel 1190-1, a distance of 40.81 feet to an intersection with the northerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

**THENCE** South 35°48'06" West, along said northerly line, a distance of 26.99 feet;

**THENCE** North 4°04'21" West, a distance of 15.46 feet;

**THENCE** North 36°13'30" East, a distance of 24.64 feet to said northeasterly boundary of said Parcel 1190-1;

**THENCE** South 38°30'18" East, along said northeasterly boundary, a distance of 4.60 feet to an angle point in said northeasterly boundary;

**THENCE** South 3°10'48" West, continuing along said northeasterly boundary, a distance of 9.83 feet to the **POINT OF BEGINNING**.

Area - 270 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

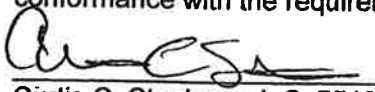


  Prep.   
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
PARCEL 1190-1C

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET / 2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF  
ADDITIONS TO MAPS  
OF THE  
RIVERSIDE LAND AND  
IRRIGATING CO.  
M.B. 4/75

PAR.  
1190-2

R/S 32/37

**EXISTING 32' SEWER EASEMENT**  
12/06/57 2188/499 O.R.

POR. LOT 281

MOST S'LY CORNER  
PARCEL 1190-1

1  
**ADDITION NO. 1 TO  
GRAND AVENUE TRACT**  
M.B. 6/90

MOST S'LY CORNER  
PARCEL 1190-2

**LORD TRACT NO. 2**  
M.B. 25/90

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

EXHIBIT "B"  
 PARCEL 1190-1C

*Curtis C. Stephens*  
 CURTIS C. STEPHENS, DATE



RIVERSIDE COUNTY FLOOD  
 CONTROL AND WATER  
 CONSERVATION DISTRICT  
 A.P.N. 186-270-010

R/S 53/18-20  
 PAR. 1190-1

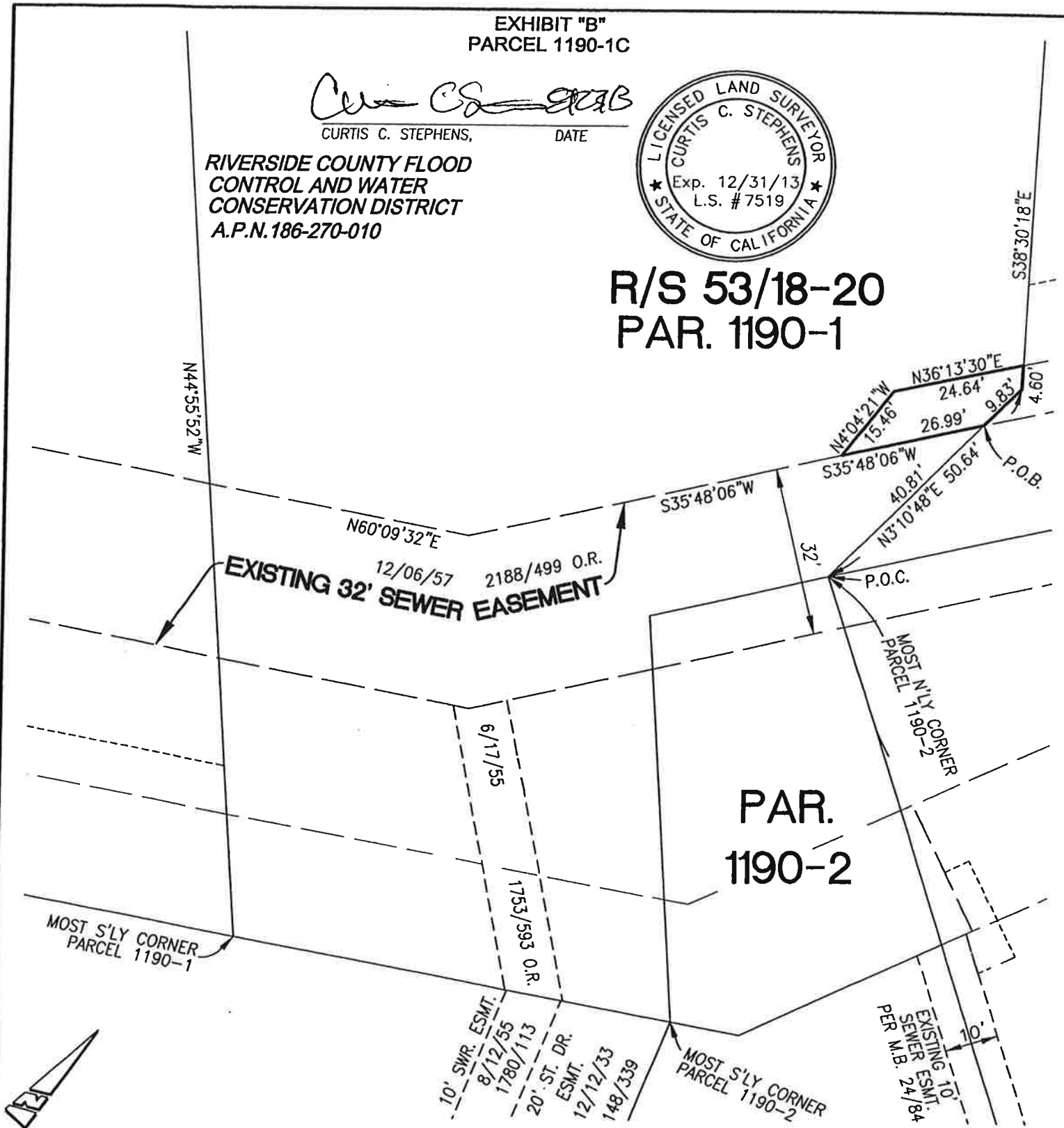


EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-2A

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-2 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Corrected Map of Additions to Maps of the Riverside Land and Irrigating Co., as shown by map on file in Book 4, Page 75 of Maps, records of said Riverside County, and a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-2;

THENCE North 44°46'04" West, along the southwesterly line of said Parcel 1190-2, a distance of 66.87 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 35°48'06" East, along said southerly line, a distance of 36.08 feet to the northeasterly line of said Parcel 1190-2;

THENCE South 58°37'19" East, along said northeasterly line, a distance of 62.71 feet to the most easterly corner of said Parcel 1190-2;

THENCE South 23°39'41" West, along the southeasterly line of said Parcel 1190-2, a distance of 3.66 feet;

THENCE North 67°14'11" West, a distance of 55.86 feet;

THENCE South 55°31'28" West, a distance of 26.28 feet to the **POINT OF BEGINNING**.

Area – 638 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 8/23/13 Prep.   
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
PARCEL 1190-2A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET / 2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF  
ADDITIONS TO MAPS  
OF THE  
RIVERSIDE LAND AND  
AND IRRIGATING CO.  
M.B. 4/75

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

POR. LOT 281

MOST S'LY CORNER  
PARCEL 1190-1

1  
ADDITION NO. 1 TO  
GRAND AVENUE TRACT  
M.B. 6/90

MOST N'LY CORNER  
PARCEL 1190-2

PAR. 1190-2

R/S 32/37

MOST S'LY CORNER  
PARCEL 1190-2

LORD TRACT NO. 2  
M.B. 25/90

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

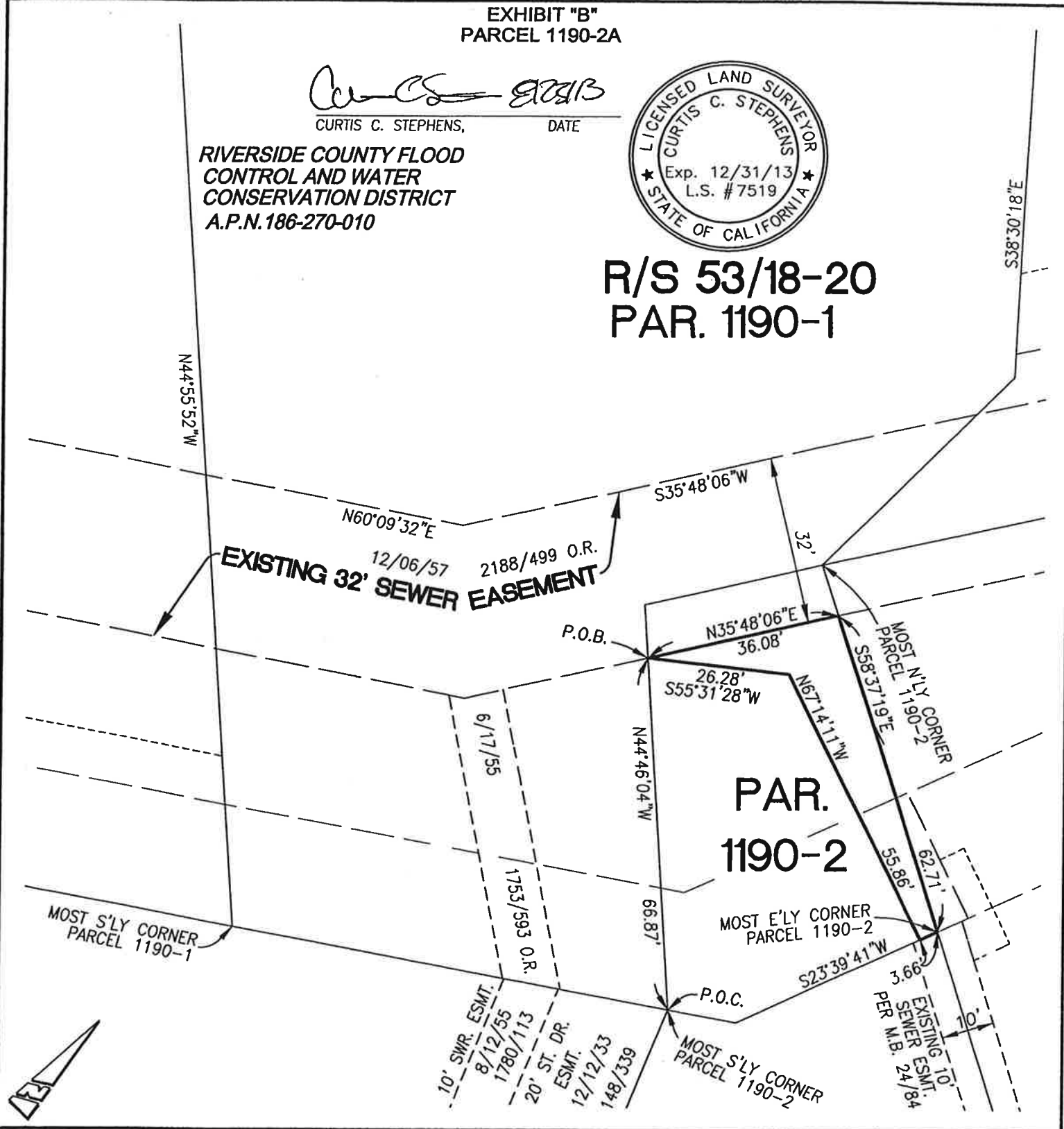
EXHIBIT "B"  
PARCEL 1190-2A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

R/S 53/18-20  
PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 2 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II



Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501-1770

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Magnolia Center Storm Drain  
Project No. 1-0-00190

The undersigned grantor(s) declare(s)  
DOCUMENTARY TRANSFER TAX \$ NONE

RCFC Parcel Nos. 1190-1A, 1B, 1C, 2A

### EASEMENT DEED

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic**, as Grantor, grants to the City of Riverside, a California charter city and municipal corporation, as Grantee, an easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, relocation, renewal and removal of sanitary sewer facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California described in legal description attached hereto as Exhibit "A" and shown in Exhibit "B" and made a part hereof.

Assessor Parcel Number: 186-270-010

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT:

Date \_\_\_\_\_

By: \_\_\_\_\_

MARION ASHLEY, Chairman  
Riverside County Flood Control  
And Water Conservation District  
Board of Supervisors

ATTEST:

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA)

)ss

COUNTY OF RIVERSIDE)

On \_\_\_\_\_, before me, \_\_\_\_\_, Board Assistant, personally appeared \_\_\_\_\_, Chairman of the Board of Supervisors of the Riverside County Flood Control and Water Conservation District, State of California, who provided 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 the same in his authorized capacity, and that by his signature on the Instrument the person, or the entity upon behalf of which the person acted, executed the Instrument; and that a copy of this paper, document or Instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

(Seal)

EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1A

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-1;

THENCE North 44°55'52" West, along the southwesterly line of said Parcel 1190-1, a distance of 52.76 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County;

THENCE North 60°09'32" East, along said southerly line, a distance of 21.30 feet to the **POINT OF BEGINNING** of the parcel of land being described;

THENCE continuing North 60°09'32" East, along said southerly line, a distance of 22.54 feet to the southwesterly line of that certain easement for sanitary sewer facilities granted to the City of Riverside by document recorded June 17, 1955, in Book 1753, Page 593, et seq., of Official Records of said Riverside County;

THENCE South 52°05'52" East, along said last mentioned southwesterly line, a distance of 16.89 feet;

THENCE South 3°58'14" West, a distance of 3.12 feet;

THENCE North 86°01'46" West, a distance of 32.74 feet to the **POINT OF BEGINNING**.

Area – 227 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



 8/23/13 Prep.   
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
PARCEL 1190-1A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET /2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF  
ADDITIONS TO MAPS  
OF THE  
RIVERSIDE LAND AND  
AND IRRIGATING CO.  
M.B. 4/75

PAR.  
1190-2

R/S 32/37

**EXISTING 32' SEWER EASEMENT**  
12/06/57 2188/499 O.R.

POR. LOT 281

1  
**ADDITION NO. 1 TO  
GRAND AVENUE TRACT**  
M.B. 6/90

**LOD TRACT NO. 2**  
M.B. 25/90

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

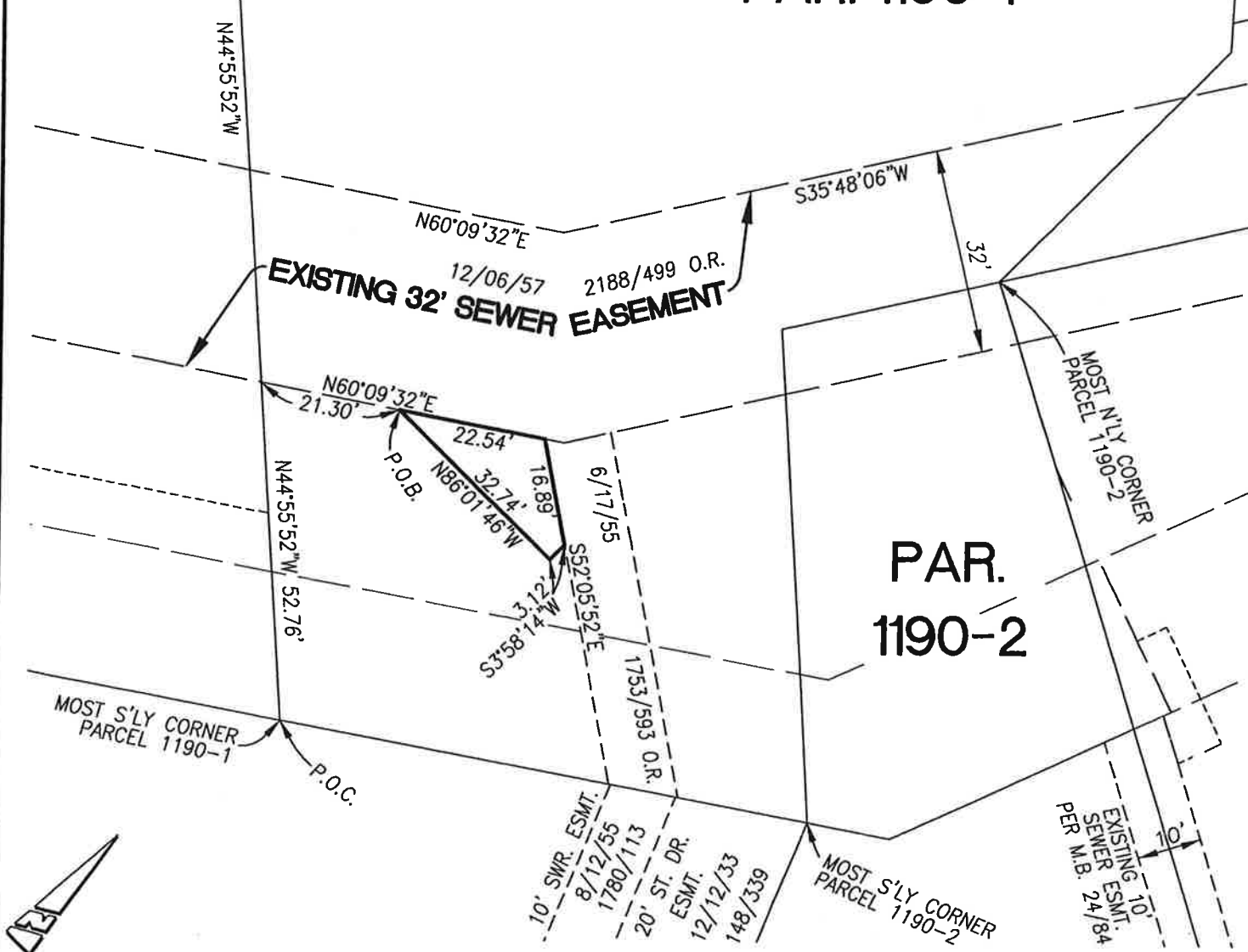
EXHIBIT "B"  
 PARCEL 1190-1A

*Curtis C. Stephens*  
 CURTIS C. STEPHENS, DATE

RIVERSIDE COUNTY FLOOD  
 CONTROL AND WATER  
 CONSERVATION DISTRICT  
 A.P.N. 186-270-010



R/S 53/18-20  
 PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
 • CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 2 OF 2

SCALE: N.T.S. DRAWN BY: *Kgs* DATE: 8/22/13 SANTA ANA RIVER TRUNK SEWER - PHASE II

EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1B

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-1;

THENCE North 44°55'52" West, along the southwesterly line of said Parcel 1190-1, a distance of 52.76 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County;

THENCE North 60°09'32" East, along said southerly line, a distance of 46.82 feet to an angle point in said southerly line;

THENCE North 35°48'06" East, continuing along said southerly line, a distance of 7.25 feet to the northeasterly line of that certain easement for sanitary sewer facilities granted to the City of Riverside by document recorded June 17, 1955, in Book 1753, Page 593, et seq., of Official Records of said Riverside County;

THENCE South 52°05'52" East, along said northeasterly line, a distance of 0.65 of a foot to the **POINT OF BEGINNING** of the parcel of land being described;

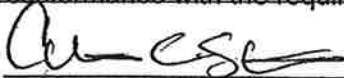
THENCE continuing South 52°05'52" East, along said northeasterly line, a distance of 8.65 feet;

THENCE North 3°58'14" East, a distance of 4.83 feet;

THENCE North 86°01'46" West, a distance of 7.18 feet to the **POINT OF BEGINNING**.

Area – 17 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

  
Curtis C. Stephens, L.S. 7519

11/21/13  
Date


Prep. 



EXHIBIT "B"  
PARCEL 1190-1B

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET / 2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF  
ADDITIONS TO MAPS  
OF THE  
RIVERSIDE LAND AND  
IRRIGATING CO.  
M.B. 4/75

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

POR. LOT 281

MOST S'LY CORNER  
PARCEL 1190-1

1  
ADDITION NO. 1 TO  
GRAND AVENUE TRACT  
M.B. 6/90

PAR.  
1190-2

MOST S'LY CORNER  
PARCEL 1190-2

2  
LORD TRACT NO. 2  
M.B. 25/90

R/S 32/37

POR. LOT 282

POR. LOT 283

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

SOUTHEASTERLY LINE LOT 3  
NORTHWESTERLY LINE LOT 2

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

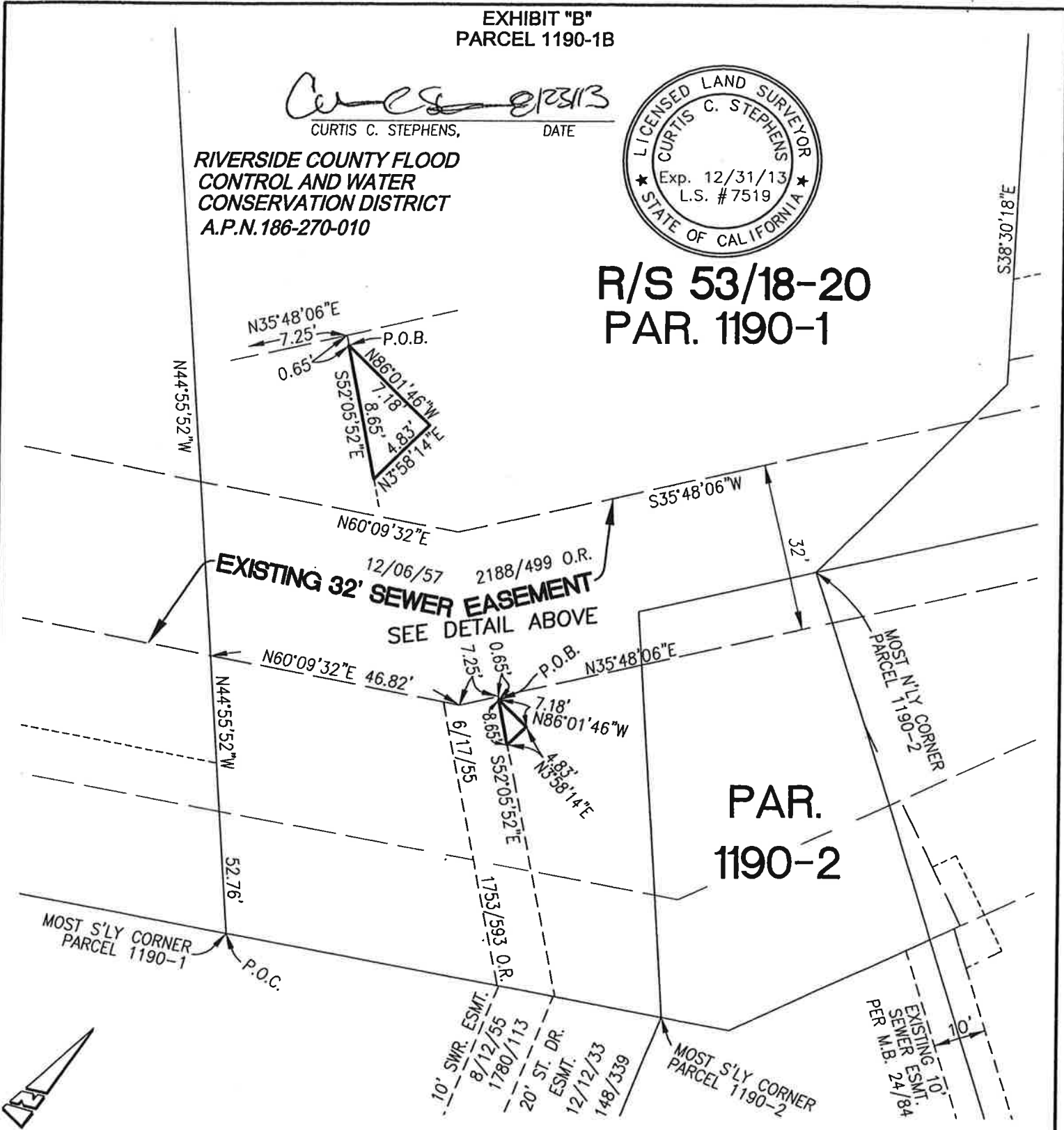
EXHIBIT "B"  
 PARCEL 1190-1B

*Curtis C. Stephens*  
 CURTIS C. STEPHENS, DATE



RIVERSIDE COUNTY FLOOD  
 CONTROL AND WATER  
 CONSERVATION DISTRICT  
 A.P.N. 186-270-010

R/S 53/18-20  
 PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 2 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II



EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-1C

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-1 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most northerly corner of Parcel 1190-2 of said Record of Survey;

THENCE North 3°10'48" East, along the northeasterly boundary of said Parcel 1190-1, a distance of 40.81 feet to an intersection with the northerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE South 35°48'06" West, along said northerly line, a distance of 26.99 feet;

THENCE North 4°04'21" West, a distance of 15.46 feet;

THENCE North 36°13'30" East, a distance of 24.64 feet to said northeasterly boundary of said Parcel 1190-1;

THENCE South 38°30'18" East, along said northeasterly boundary, a distance of 4.60 feet to an angle point in said northeasterly boundary;

THENCE South 3°10'48" West, continuing along said northeasterly boundary, a distance of 9.83 feet to the **POINT OF BEGINNING**.

Area - 270 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

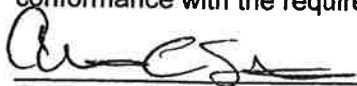

  Prep. Kog  
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
PARCEL 1190-1C

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET 2

3  
**EVANS RIO RANCHO**  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING CO.  
M.B. 4/75

EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

POR. LOT 281

MOST S'LY CORNER PARCEL 1190-1

1  
ADDITION NO. 1 TO GRAND AVENUE TRACT  
M.B. 6/90

PAR. 1190-2

MOST S'LY CORNER PARCEL 1190-2

2  
LORD TRACT NO. 2  
M.B. 25/90

R/S 32/37

POR. LOT 282

POR. LOT 283

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
CITY OF RIVERSIDE, CALIFORNIA

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SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

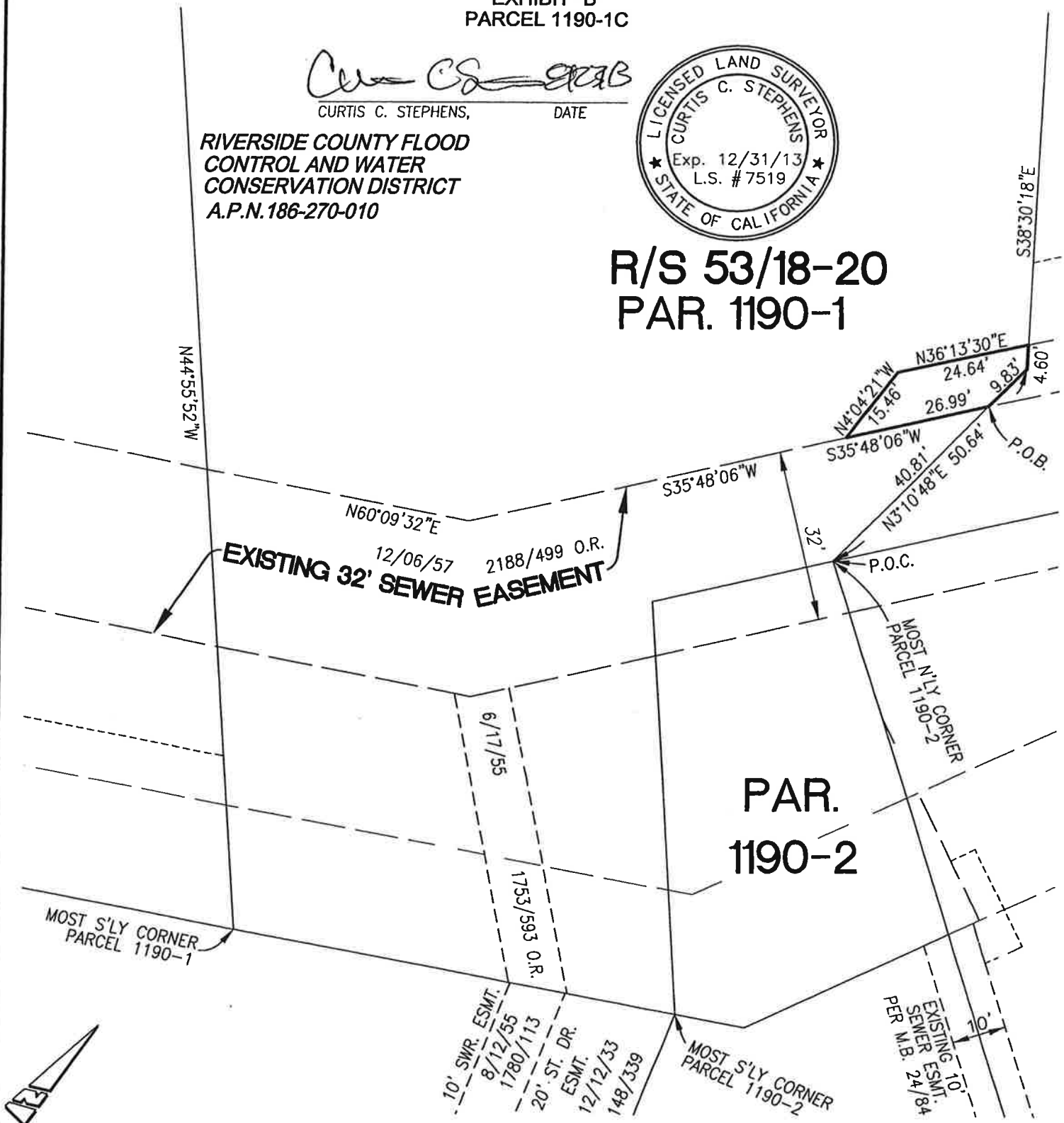
EXHIBIT "B"  
PARCEL 1190-1C

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010



R/S 53/18-20  
PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT		
● CITY OF RIVERSIDE, CALIFORNIA ●		
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 2 OF 2
SCALE: N.T.S.	DRAWN BY: <i>Kgs</i> DATE: 8/22/13	SANTA ANA RIVER TRUNK SEWER - PHASE II

EXHIBIT "A"  
Sanitary Sewer Facilities Easement  
PARCEL 1190-2A

POR. A.P.N. 186-270-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 1190-2 of Record of Survey filed in Book 53, Pages 18 through 20 of Record of Surveys, records of said Riverside County, and being a portion of Corrected Map of Additions to Maps of the Riverside Land and Irrigating Co., as shown by map on file in Book 4, Page 75 of Maps, records of said Riverside County, and a portion of Lot 3 of Evans Rio Rancho, as shown by map on file in Book 10, Pages 52 through 54 of Maps, records of said Riverside County, described as follows:

**COMMENCING** at the most southerly corner of said Parcel 1190-2;

THENCE North 44°46'04" West, along the southwesterly line of said Parcel 1190-2, a distance of 66.87 feet to an intersection with the southerly line of that certain easement for an outfall sanitary sewer granted to the City of Riverside by document recorded December 6, 1957, in Book 2188, Page 499, et seq., of Official Records of said Riverside County, and being the **POINT OF BEGINNING** of the parcel of land being described;

THENCE North 35°48'06" East, along said southerly line, a distance of 36.08 feet to the northeasterly line of said Parcel 1190-2;

THENCE South 58°37'19" East, along said northeasterly line, a distance of 62.71 feet to the most easterly corner of said Parcel 1190-2;

THENCE South 23°39'41" West, along the southeasterly line of said Parcel 1190-2, a distance of 3.66 feet;

THENCE North 67°14'11" West, a distance of 55.86 feet;

THENCE South 55°31'28" West, a distance of 26.28 feet to the **POINT OF BEGINNING**.

Area – 638 square feet, more or less.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

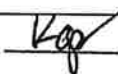
 8/23/13 Prep.   
Curtis C. Stephens, L.S. 7519 Date



EXHIBIT "B"  
PARCEL 1190-2A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



3  
EVANS RIO RANCHO  
M.B. 10/52-54

RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

SEE DETAIL SHEET /2

3  
EVANS RIO RANCHO  
M.B. 10/52-54

R/S 53/18-20  
PAR. 1190-1

CORRECTED MAPS OF  
ADDITIONS TO MAPS  
OF THE  
RIVERSIDE LAND AND  
IRRIGATING CO.  
M.B. 4/75

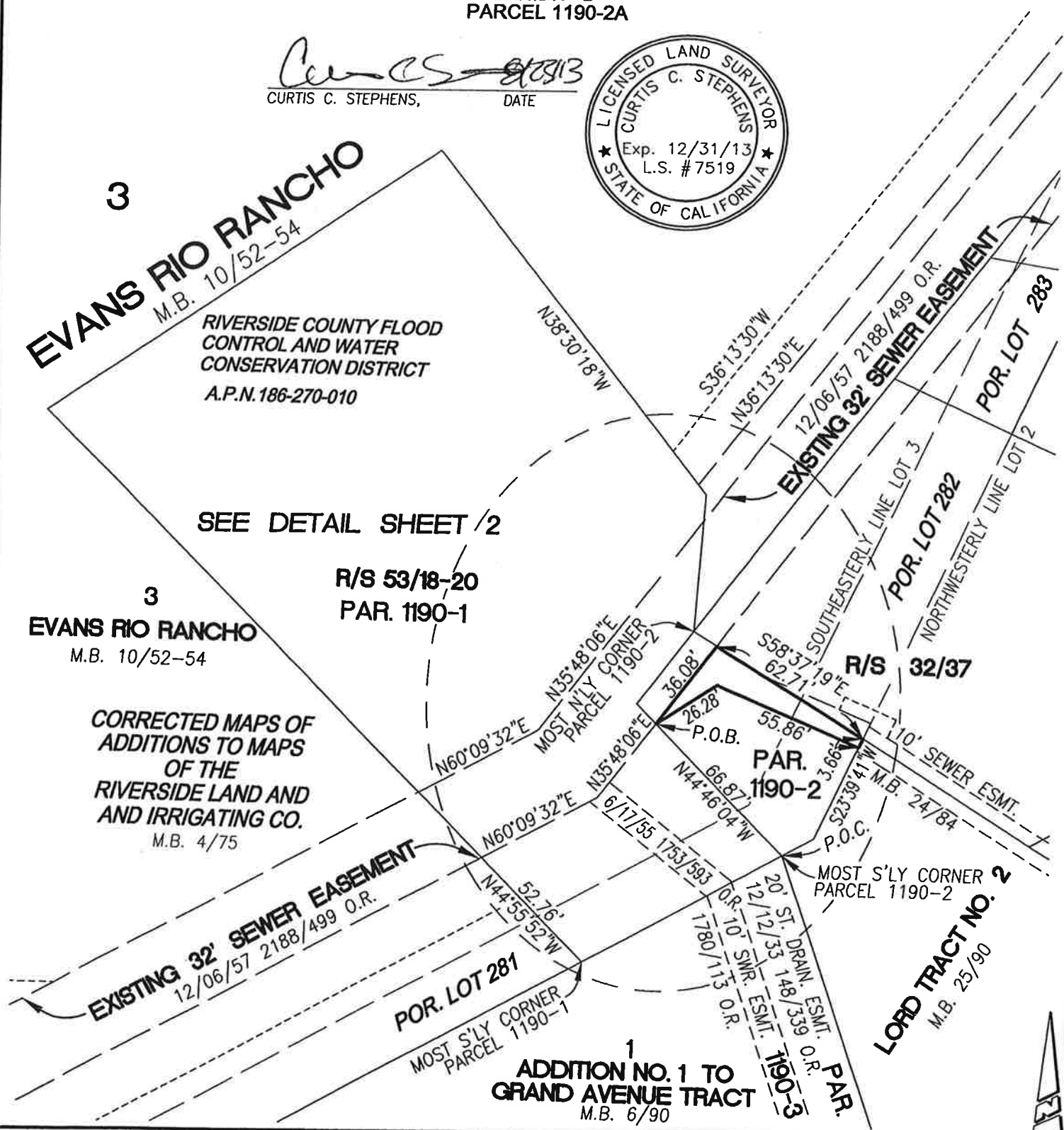
EXISTING 32' SEWER EASEMENT  
12/06/57 2188/499 O.R.

POR. LOT 281

1  
ADDITION NO. 1 TO  
GRAND AVENUE TRACT  
M.B. 6/90

R/S 32/37

LORD TRACT NO. 2  
M.B. 25/90



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 1 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

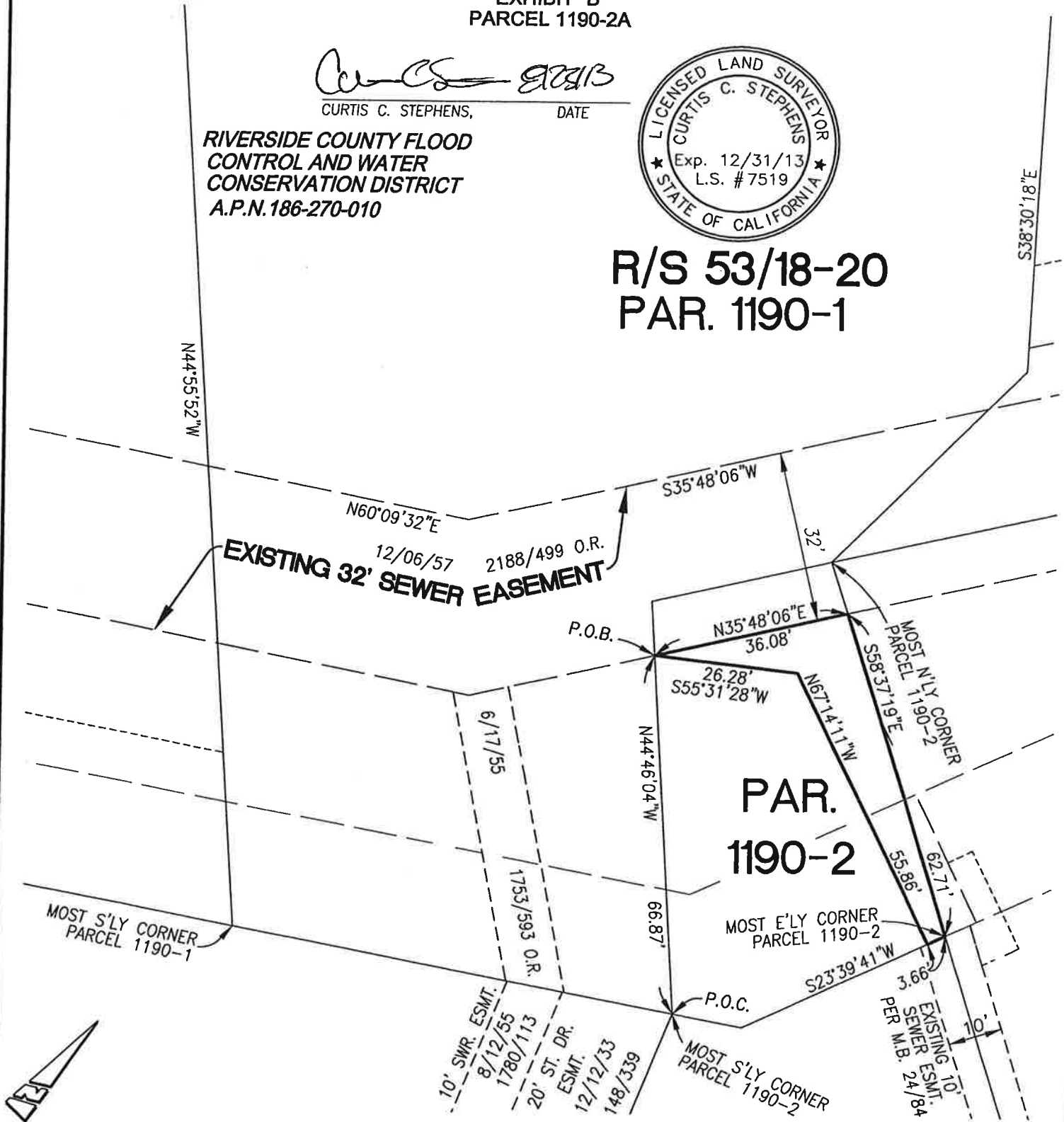
EXHIBIT "B"  
PARCEL 1190-2A

*Curtis C. Stephens*  
CURTIS C. STEPHENS, DATE



RIVERSIDE COUNTY FLOOD  
CONTROL AND WATER  
CONSERVATION DISTRICT  
A.P.N. 186-270-010

R/S 53/18-20  
PAR. 1190-1



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT  
● CITY OF RIVERSIDE, CALIFORNIA ●

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SHEET 2 OF 2

SCALE: N.T.S.

DRAWN BY: *Kgs* DATE: 8/22/13

SANTA ANA RIVER TRUNK SEWER - PHASE II

## Notice of Exemption

---

To:      **Office of Planning and Research**  
P.O. Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

  X   **County Clerk**  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507

From: **Riverside County Flood Control  
and Water Conservation District**  
1995 Market Street  
Riverside, CA 92501  
Attn: Kris Flanigan  
951.955.8581

**Lead Agency:** Riverside County Flood Control and Water Conservation District

**Project Title:** Real Property Easement Conveyance to the City of Riverside for Sewer Pipeline Replacement and Maintenance

**Project Location:** City of Riverside; County of Riverside

The proposed easement area is located within the District's right-of-way for the Magnolia Center Storm Drain and is located immediately north of 5953 Grand Avenue near the intersection of Jurupa Avenue and Grand Avenue. The proposed easement includes portions of Assessor's Parcel Number (APN) 186-270-010. The proposed easement area is located within Township 2 South, Range 5 West, Section 28 of the Riverside West 7.5 Series USGS Topographic Quadrangle map. The proposed easement is located at 33° 55' 56.72" N, 117° 24' 56.46" W (latitude, longitude).

**Project Description:** Approval and execution of an agreement with the City of Riverside for the sale and purchase of real property for an easement interest within portions of APN 186-270-010. The City of Riverside has an existing easement within the property, but they have requested to expand the easement area to improve and maintain their Santa Ana River trunk sewer pipeline.

**Public Agency Approving Project:** Riverside County Flood Control and Water Conservation District

**Public Agency Carrying Out Project:** City of Riverside Department of Public Works

**Exempt Status:** Categorical Exemption pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3)

**Reasons Why Project is Exempt:** The project qualifies for a "Class 1 Categorical Exemption" pursuant to Article 19 of the CEQA Guidelines: Section 15301(b), which includes "Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services." The project is also consistent with CEQA Guidelines: Section 15061(b)(3), which states "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

Signature:  Date: 6/18/14  
General Manager-Chief Engineer

  X   Signed by Lead Agency

Date received for filing at OPR:   N/A

**RIVERSIDE COUNTY CLERK-RECORDER**

**AUTHORIZATION TO BILL**

**TO BE FILLED OUT BY SUBMITTING AGENCY**

DATE: 8/22/2013 BUSINESS UNIT/AGENCY: FLOOD CONTROL - FCARC

ACCOUNTING STRING:

ACCOUNT: 526410 FUND: 25110  
DEPT ID: 947400 PROGRAM: \_\_\_\_\_

AMOUNT: \$50.00

REF: FINAL CEQA POSTING FOR MAGNOLIA STORM DRAIN EASEMENT 221-1-6-00190-00-28-8000-000

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE AN INVOICE FOR PAYMENT OF ALL FEES FOR THE ACCOMPANYING DOCUMENTS.

NUMBER OF DOCUMENTS INCLUDED: 3

AUTHORIZED BY: DARRYLENN PRUDHOLME-BROCKINGTON 

PRESENTED BY: KRIS FLANIGAN XT 58581

CONTACT: DARRYLENN PRUDHOLME-BROCKINGTON

**TO BE FILLED OUT BY COUNTY CLERK**

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DOCUMENT NO(S)/INVOICE NO(S): \_\_\_\_\_  
\_\_\_\_\_