

FORM APPROVED COUNTY COUNSEL 4/23/15  
 BY: GREGORY P. PRIAMOS DATE

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

804B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
May 12, 2014

**SUBJECT:** Adopt Resolution No. F2015-17 Acceptance of Gift of Fee Interest in Real Property from Maxson Jeffries Investments, LLC and Authorization to Quitclaim an Easement Interest in Real Property to Maxson Jeffries Investments, LLC, located in the City of Lake Elsinore, County of Riverside, State of California Portions of land with Assessor's Parcel Number 381-242-044; CEQA finding of Exemption – Lakeland Village Channel; Project No. 3-0-00010 District 1 [\$0]

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

1. Finds that the proposed project is exempt from the California Environmental Quality Act ("CEQA") as it has been determined to qualify as a "Class 25 Categorical Exemption" pursuant to Article 19 of the State CEQA Guidelines: Sections 15325(d) and 15061(b)(3);
2. Adopt Resolution No. F2015-17 Acceptance of Gift of Fee Interest in Real Property from Maxson Jeffries Investments, LLC and Authorization to Quitclaim an Easement Interest in Real Property to Maxson Jeffries Investments located in the City of Lake Elsinore, County of Riverside, State of California Portions of land with Assessor's Parcel Number 381-242-044, RCFC Parcel No. 3010-3A, for the purpose of preventing encroaching development on floodplains and eliminating the encumbrance of a blanket easement no longer needed by the District;

**BACKGROUND:**

Summary

(Continued on Page 2)

MCR:rlp  
P8\169010

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

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	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 14/15	

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

APPROVE  
 BY: *Steven G. Horn*  
 Steven G. Horn

County Executive Office Signature

**MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Disqualify: Jeffries  
 Date: May 12, 2015  
 xc: Flood, Recorder

Kecia Harper-Ihem  
 Clerk of the Board

By: *Kecia Harper-Ihem*  
 Deputy

11-4

Prev. Agn. Ref.:

District: 1st

Agenda Number:

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

Departmental Concurrence

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

**FORM 11:** Adopt Resolution No. F2015-17 Acceptance of Gift of Fee Interest in Real Property from Maxson Jeffries Investments, LLC and Authorization to Quitclaim an Easement Interest in Real Property to Maxson Jeffries Investments, LLC, located in the City of Lake Elsinore, County of Riverside, State of California Portions of land with Assessor's Parcel Number 381-242-044; CEQA finding of Exemption – Lakeland Village Channel; Project No. 3-0-00010 District 1 [\$0]

**DATE:** May 12, 2015

**PAGE:** Page 2 of 3

**Recommended Motion: contd.**

3. Authorize the Chairman of the Board to execute the Quitclaim Deed on behalf of the District and to execute the certificate of acceptance in favor of the District;
4. Authorize the Clerk of the Board to certify acceptance of any documents running in favor of the District as part of this transaction;
5. Authorize the General Manager-Chief Engineer to execute any other related documents and administer all actions necessary to complete this transaction; and
6. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) days of approval by the Board of this project.

**BACKGROUND:**

**Summary (continued)**

On January 12, 1951 the District was granted an easement for flood control purposes. This is a blanket easement over Lot 64, Country Club Heights Lakeland Unit, Assessor's Parcel No. 381-242-044, RCFC Parcel No. 3010-3. Maxson Jeffries Investments, LLC is the property owner of said parcel and has proposed a gift to grant a fee interest in favor of the District in exchange for relinquishment of the easement interest over its remainder property as further described below. The northerly 38.00 feet of the parcel is affected by Lakeland Village Channel and the current owner is unable to utilize this portion of the parcel. Maxson Jeffries Investments, LLC will gift to the District, by Grant Deed, the fee interest in real property for the northerly 38.00 feet affected by the Lakeland Village Channel in fee title in exchange for the District to relinquish, by Quitclaim Deed, away its right, title, and interest to the southerly 12.00 feet. These conveyances are for the purpose of preventing encroaching development on floodplains and eliminating the encumbrance of a blanket easement no longer needed by the District. Maxson Jeffries Investments, LLC is the property owner of adjacent Lot 65, Country Club Heights Lakeland Unit, Assessor's Parcel No. 381-242-045.

Pursuant to California Environmental Quality Act, the acquisition of the fee simple interest in real property ("Project") by the District was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15325(d) – Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions and 15061(b)(3) – General Rule Exemption. The Project commits the District to acquire the fee title interests in real property where preservation of the natural conditions of the land is intended to prevent encroachment of development into floodplains. The property will continue in its present condition to prevent the encroachment of development on floodplains and will not significantly increase the intensity of use or physical changes to the property. Operational impacts would remain the same as they currently exist. This Project does not allow specific development or physical activities on any of the property; the Project is merely the acquisition of a real property fee interest by the District and the relinquishment of an easement interest that is no longer needed by the District for the purpose described herein.

Resolution No. F2015-17, the Grant Deed and Easement Deed have been approved as to form by County Counsel.

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

**FORM 11:** Adopt Resolution No. F2015-17 Acceptance of Gift of Fee Interest in Real Property from Maxson Jeffries Investments, LLC and Authorization to Quitclaim an Easement Interest in Real Property to Maxson Jeffries Investments, LLC, located in the City of Lake Elsinore, County of Riverside, State of California Portions of land with Assessor's Parcel Number 381-242-044; CEQA finding of Exemption – Lakeland Village Channel; Project No. 3-0-00010 District 1 [\$0]

**DATE:** May 12, 2015

**PAGE:** Page 3 of 3

**Impact on Residents and Businesses**

There are no identified impacts on residents and businesses. The acquisition of record fee title of real property by the District will not change the property as it is presently being used.

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

- 1) Resolution No. F2015-17
- 2) Notice of Exemption
- 3) Grant Deed
- 4) Quitclaim Deed
- 5) Gift Letter

1 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in  
2 question will have a significant effect on the environment because the District is merely  
3 acquiring by gift a Fee Interest in real property that will continue to be used in the same manner  
4 as its present use and the relinquishment does not effect a change in the environment.

5 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED by vote of the Board,  
6 that this Board approves the acceptance of a gift and grant of the Fee Interest in favor of the  
7 District from the Maxson Jeffries Investments LLC and the authorization of the relinquishment  
8 and quitclaim of the Easement Interest to Maxson Jeffries Investments, LLC the following  
9 described real property:

10 1. Fee Interest - The fee interest over a portion of land with Assessor's Parcel Number  
11 381-242-044 located approximately 250 feet northwest of the intersection of Grand Avenue and  
12 Baldwin Boulevard in the City of Lake Elsinore, County of Riverside, State of California, also  
13 referenced as RCFC Parcel No. 3010-3.

14 2. Easement Interest - The easement interest over a portion of land with Assessor's  
15 Parcel Number 381-242-044 located approximately 250 feet northwest of the intersection of  
16 Grand Avenue and Baldwin Boulevard in the City of Lake Elsinore, County of Riverside, State  
17 of California, also referenced as RCFC Parcel No. 3010-3A.

18 BE IT FURTHER RESOLVED and DETERMINED that the Chairman of the Board of  
19 Supervisors of the District is authorized to execute the Quitclaim Deed on behalf of the District  
20 and execute the certificate of acceptance for the Fee Interest to be accepted and acquired by the  
21 District.

22 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager-Chief  
23 Engineer, or his designee, is authorized to execute any other associated documents and  
24 administer all actions necessary to complete the conveyance of real property to Maxson Jeffries  
25 Investments, LLC and this transaction.  
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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to cause a copy of this Resolution to be posted in at least three (3) public places within the County of Riverside for no less than fifteen (15) days.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board is directed to file the Notice of Exemption with the County Clerk within five (5) days of approval of this acquisition project.

ROLL CALL:

Ayes: Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Disqualify: Jeffries

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

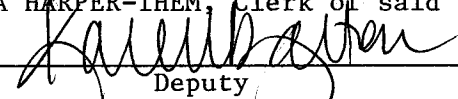
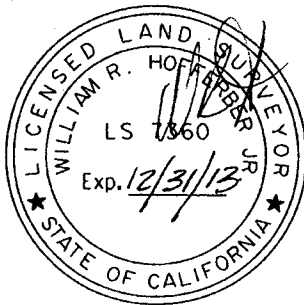
KECIA HARPER-IHEM, Clerk of said Board  
By  Deputy

Exhibit "A"

**Lakeland Village Channel  
Parcel 3010-3**

Being a portion of those parcels conveyed in Book 1236, Page 266, of Official Records, recorded January 12, 1951, records of Riverside County, State of California, within the unincorporated territory of said County described as follows:

Lot 64 of Country Club Heights, Lakeland Unit, as shown on Map Book 17, Page 52, records of said County.



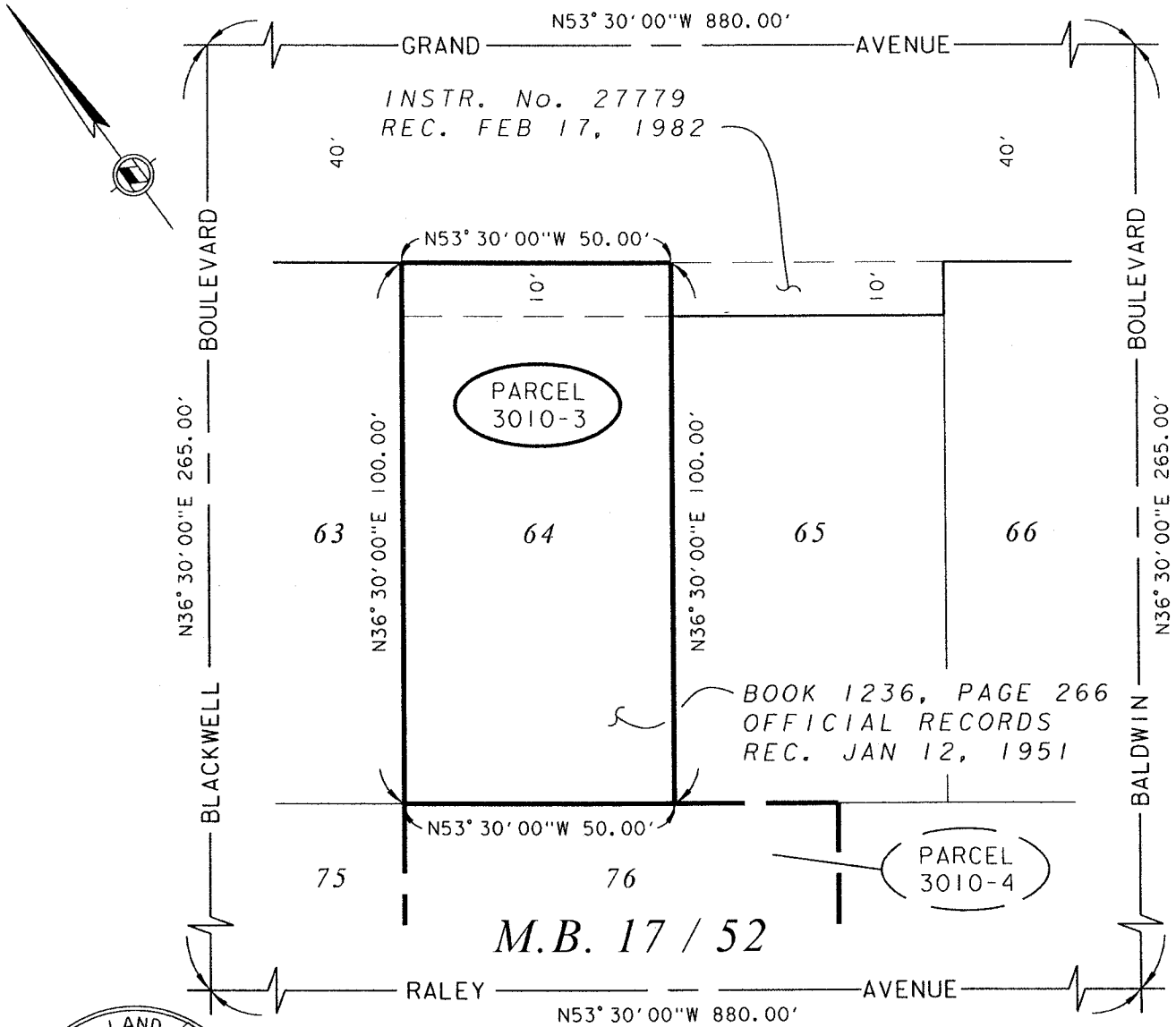
  
WILLIAM R. HOFFERBER JR.

Land Surveyor No. 7360  
Signed For: Riverside County Flood Control  
and Water Conservation District

Date: 24 SEPT. 2013

Exhibit "B"

LOT 64 OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT AS SHOWN ON MAP BOOK 17 PAGE 52, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY.



*William R. Hoff*  
DATE: 24 SEPT. 2013

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

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: LAKELAND VILLAGE CHANNEL			
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.	RCFC PARCEL NUMBER(S):	SCALE:	PREPARED BY:
	PARCEL 3010-3	NO SCALE	DAB
		SEP-17-2013	SHEET NO. 1 OF 1

# Maxson Jeffries Investments LLC

February 17, 2015

Mr. Gregory S. Walker  
Riverside County Flood Control  
and Water Conservation District  
1995 Market Street  
Riverside, CA 92501

RECEIVED  
FEB 19 2015  
RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

Dear Mr. Walker:

Re: APN 381-242-044  
Lakeland Village Channel  
Project No. 3-0-0010

Maxson Jeffries Investments, LLC (MJJ), the undersigned, is the property owner of a parcel of land known as Parcel 3010-3, consisting of APN 381-242-044. MJJ is aware of the improvements which were constructed on this property in the early 1950's and the conveyance of an easement, on January 12, 1951, which encumbered the entire property. A recent sight inspection has discovered that the facilities as constructed only encumber the northerly 38.00 feet of the property. MJJ would like to eliminate the encumbrance on the southerly 12.00 feet of the property.

MJJ hereby gives as a gift to the Riverside County Flood Control and Water Conservation District, (District) the fee title to the area covered by the District's facilities in exchange for the District Quitclaim of its right, title and interest in and to the southerly 12.00 feet of APN 381-242-044.

The following is a legal description of the property to be donated to the District:

The northwesterly 38.00 feet of Lot 64 of the Country Club Heights, Lakeland Unit, as shown in Map Book 17, Page 52, records of Riverside County, California.

Please prepare a Grant Deed conveying said fee title to the District and a Quitclaim Deed conveying the remainder property from the District to MJJ.

Very truly yours,

  
CHRISTINA F. JEFFRIES, Officer/Partner  
Maxson Jeffries Investments, LLC



**NOTICE OF EXEMPTION**

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

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

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

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.  
5/12/15                    KD  
Date    Initial

**Project Title:** Lakeland Village Channel Real Property Conveyance and Easement Relinquishment;  
Resolution No. F2015-17

**Project Location – City:** Lake Elsinore                      **Project Location – County:** Riverside

The subject property totals approximately 0.10 acre or 4,500 square feet of land located approximately 250 feet northwest of the intersection of Grand Avenue and Baldwin Boulevard in the City of Lake Elsinore, County of Riverside. The parcel identified with Assessor's Parcel Number 381-242-044 which is located at Latitude 33° 38' 19.2"N, Longitude 117 20' 40.61"W, can be found on the Lake Elsinore 7.5 Minute USGS Topographic Quadrangle within Township 6 South, Range 4 West, Section 19.

**Project Description:**

Pursuant to the California Water Code Appendix Sections 48-9 and 48-13, the District proposes to relinquish its easement interest of a 12 foot-wide remnant of District Parcel No. 3010-3 by Quitclaim Deed to Maxson Jeffries Investments, LLC. In addition, the District proposes acceptance of a Gift of Fee Interest in Real Property of an approximately 38-foot wide swath of the Property (District Parcel 3010-3A) to the District by Grant Deed from Maxson Jeffries Investments, LLC.

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

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

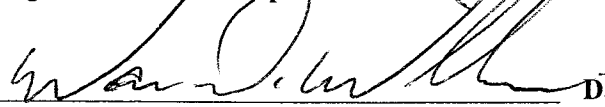
**Exempt Status:** Categorical Exemption: Section 15325(d); and 15061(b)(3)

**Reasons Why Project is Exempt:**

The project qualifies for a "Class 25 Categorical Exemption" pursuant to Article 19 of the CEQA Guidelines: Section 15325(d) for the acquisition, sale, or other transfer to prevent encroachment of development into floodplains; and 15601(b)(3), General Rule or "Common Sense" Exemption, as it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment because the project is merely a real property conveyance that does not effect a change in the environment.

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

**Contact Person:** Kris Flanigan                      **Telephone:** 951.955.1200

**Lead Agency Signature:**  **Date:** 4/29/15  
Warren D. Williams  
General Manager-Chief Engineer

*Date received for filing at OPR:*   N/A  

JMV:rlp

RIVERSIDE COUNTY CLERK-RECORDER

AUTHORIZATION TO BILL

TO BE FILLED OUT BY SUBMITTING AGENCY

DATE: 4/22/2015 BUSINESS UNIT/AGENCY: FLOOD CONTROL - FCARC

ACCOUNTING STRING:

ACCOUNT: 526410 FUND: 25130 DEPT ID: 947440 PROGRAM:

AMOUNT: \$50.00

REF: Lakeland Village Channel Maxson Quitclaim Deed 223-3-6-00010-00-28

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

NUMBER OF DOCUMENTS INCLUDED: 1

AUTHORIZED BY: Michael Reyes (signature) PRESENTED BY: Joan Valle EXT 58856 CONTACT: Michael Reyes

TO BE FILLED OUT BY COUNTY CLERK

ACCEPTED BY:

DATE:

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

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

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

Lakeland Village Channel  
Project No. 3-0-00010

RCFC Parcel No. 3010-3

### QUITCLAIM DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a **body politic** does hereby remise, release, and forever quitclaim to **MAXSON JEFFRIES INVESTMENTS, LLC**, a **California Limited Liability Company** that certain easement interests in real property situated in the city of Lake Elsinore, County of Riverside, State of California described in Exhibit "A" and shown in Exhibit "B", attached hereto and made part hereof.

Assessor's Parcel Number: 381-242-044 (portion of)

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

Date May 12, 2015

By: Marion Ashley  
MARION ASHLEY, Chairman  
Riverside County Flood Control and  
Water Conservation Board of Supervisors

ATTEST:

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

By: Kalinda Dayton  
Deputy

MAY 12 2015 11-4

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 4-23-15  
SYNTHIA M. GUNZEL DATE

Project: Lakeland Village Channel  
Project No. 3-0-00010  
APN 381-242-044 (portion of)  
RCFC Parcel No. 3010-3A

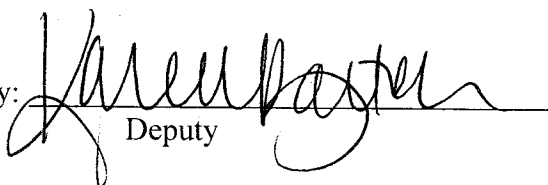
STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On May 12, 2015, before me, Karen Barton, Board Assistant, personally appeared **Marion Ashley**, 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

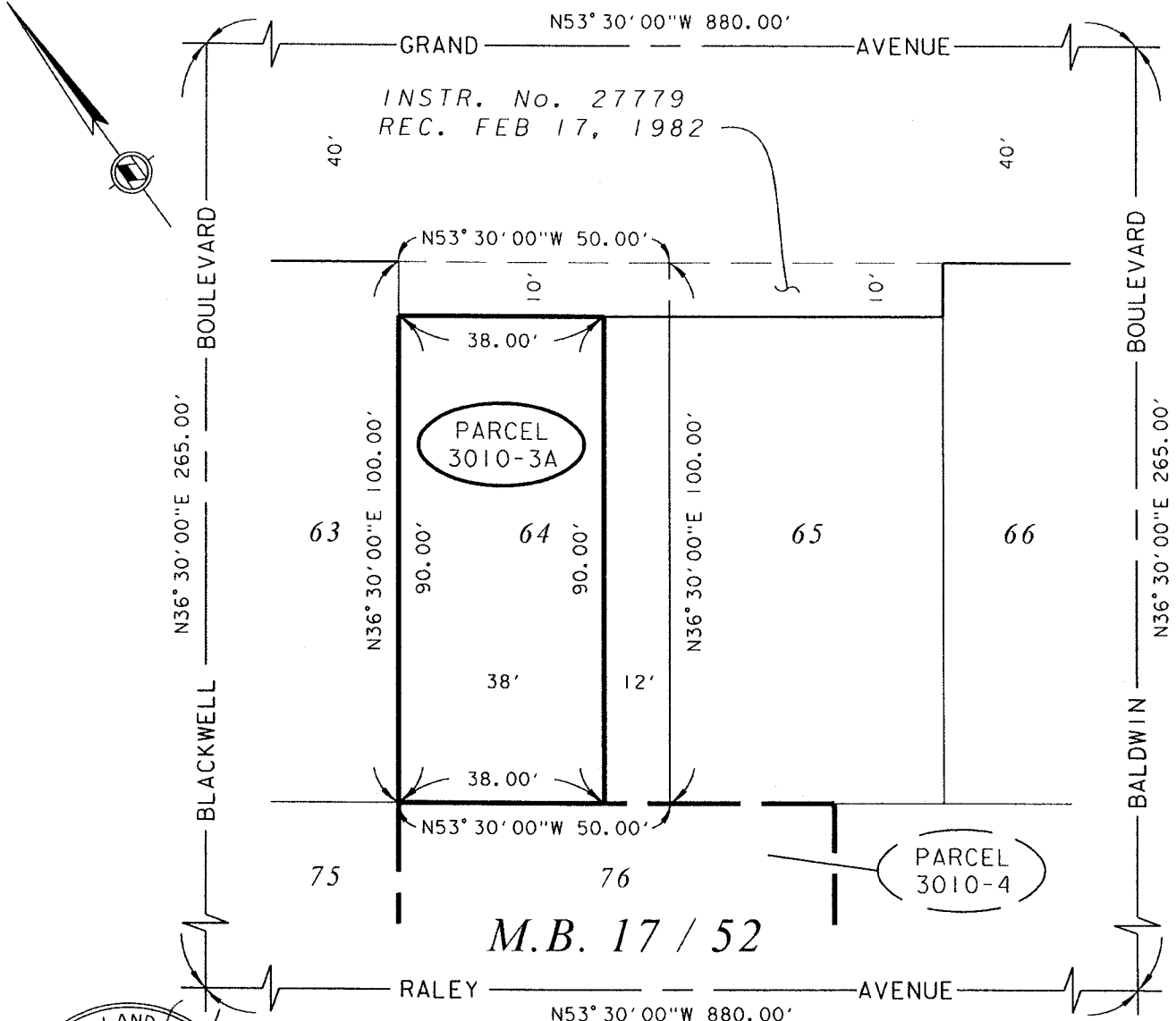
KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

By:   
Deputy

(Seal)

Exhibit "B"

BEING A PORTION OF LOT 64 OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT AS SHOWN ON MAP BOOK 17 PAGE 52, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY.



*[Signature]*  
 DATE: 24 SEP, 2013

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

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: LAKELAND VILLAGE CHANNEL			
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.	RCFC PARCEL NUMBER(S):	SCALE:	PREPARED BY:
	PARCEL 3010-3A	NO SCALE	DAB
		SEP-17-2013	SHEET NO. 1 OF 1

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

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

Lakeland Village Channel  
Project No. 3-0-00010

RCFC Parcel No. 3010-3A

## GRANT DEED

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged **MAXSON JEFFRIES INVESTMENTS, LLC, a California Limited Liability Company grants to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic**, the fee interest in real property in the city of Lake Elsinore, County of Riverside, State of California, as legally described in Exhibit "A" and shown in Exhibit "B", attached hereto and made a part hereof.

Assessor's Parcel Number: 381-242-044 (portion of)

MAXSON JEFFRIES INVESTMENTS, LLC  
a California Limited Liability Company

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
CHRISTINA F. JEFFRIES  
Officer/Partner

MAY 12 2015 11-4

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally appeared \_\_\_\_\_,  
who 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 by 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.

I certify under 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.

Signature \_\_\_\_\_ (Seal)

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Grant Deed, dated \_\_\_\_\_ from **MAXSON JEFFRIES INVESTMENTS, LLC, a California Limited Liability Company, to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic** is hereby accepted by the undersigned officer pursuant to authority conferred by resolution of the Board of Supervisors of said District adopted on May 12, 1961, and the grantee consents to the recordation thereof by its duly authorized officer.

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

Date: \_\_\_\_\_

By: \_\_\_\_\_  
WARREN D. WILLIAMS  
General Manager-Chief Engineer

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 4.23.75  
SYNTHIA M. GUNZEL DATE

Project: Lakeland Village Channel  
Project No. 3-0-00010  
APN 381-242-044 (portion of)  
RCFC Parcel No. 3010-3A