

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



ITEM
11.3
(ID # 5894)

MEETING DATE:

Tuesday, December 12, 2017

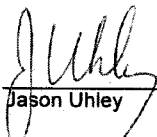
FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adopt Resolution No. F2017-21, Authorization to Summarily Vacate and Relinquish Riverside County Flood Control District Right of Way within the San Jacinto Area, in the County of Riverside, Portion of RCFC Parcel 4020-25, CEQA Finding of Exemptions, San Jacinto River, Project No. 4-0-00020, [District 5] [District Funds 0%] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds that the vacation in real property is categorically exempt from the California Environmental Quality Act ("CEQA") as it has been determined that the project qualifies for a "Class 25 Categorical Exemption" pursuant to the State CEQA Guidelines, Section 15325(c), "Transfers of ownership interest in land to preserve existing natural conditions and historical resources" and Section 15061(b)(3), "Common Sense Exemption"; and
2. Adopt Resolution No. F2017-21, Authorization to Summarily Vacate and Relinquish District Right of Way in the San Jacinto Area, County of Riverside, being portion of RCFC Parcel No. 4020-25; and
3. Approve Purchase and Sales Agreement between Hillcrest Homes, Inc. and the District and authorize the Chairman of the Board for the District to execute the same on behalf of the District; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) working days of approval by the Board.

ACTION: 4/5 Vote Required


Jason Uhley

11/28/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: None
Absent: Washington
Date: December 12, 2017
XC: Flood, Recorder

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ N/A	\$ (0)	N/A
NET COUNTY COST	\$ 0	\$ N/A	\$ 0	N/A
SOURCE OF FUNDS			Budget Adjustment:	No
			For Fiscal Year:	17/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In 1944, the County of Riverside was granted an easement by Frank Lauda et al. (the "Owners"), recorded as Book 653, Page 475, on December 27, 1944, in the Official Records of Riverside County, California, for river channel, drainage, and bank protection works in the San Jacinto area. This dedication was made to be part of the Drainage District No. 2 established by resolution of the Riverside County Board of Supervisors on June 7, 1916.

District was established in 1945 via Act 6642 of the State Legislature. Once the District was established, the County of Riverside disbanded Drainage District No. 2 and conveyed all the easement rights to the District. This included the conveyance of the Lauda easement rights, which recorded in Book 826, Page 130, on March 18, 1947, also known as RCFC Parcel 4020-25 ("RCFC Parcel"). The RCFC Parcel contained an un-engineered dirt channel and spoil berms created by farmers in the early 1900s to direct very low flows from the San Jacinto River away from farmland. The berms were not intended to handle moderate to high flows as even moderate storms can quickly overwhelm the small channel.

The RCFC Parcel is located within an area that has been identified for inclusion in an extension of the Existing Core 4 of the Western Riverside Multiple Species Habitat Conservation Plan, and within a reach of the river for which no flood control improvements are proposed, and for which a FEMA floodplain and floodway have been established.

The Owners are still in possession of the property and Hillcrest Homes, Inc. (the "Applicant") holds an option to purchase the fee title to the Owners property. The Applicant has submitted to the California Department of Fish and Wildlife, State Regional Water Quality Control Board, and United States Army Corps of Engineers ("Regulatory Agencies") a proposal to convert 600± acres into a mitigation area that would be designated, once approved by the Regulatory Agencies, as a mitigation bank. The portion of the RCFC Parcel located within the proposed mitigation bank is identified within Assessor's Parcel Numbers 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-019, 307-220-005, 307-210-021, 307-220-010, 307-220-014, 307-220-015, 308-150-009, and 426-180-001 (the "ROW"), as shown in Exhibit "A". This property is located just north of Nuevo Road and .04 miles south of Ramona Expressway. A grading permit has been approved over the ROW by the Riverside

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County Planning Department and is referenced as BGR160110 -Riverpark Habitat Mitigation Bank grading permit. The Applicant is seeking approvals from the Regulatory Agencies via contract to establish a mitigation bank over the Owners' property. The establishment of a mitigation bank will restrict all future development within these properties. The grading to be done on the property will allow the low-flow channel and adjacent lands to revert to a more natural condition over time consistent with the goals of the mitigation bank. It is the intention of the Applicant that once any or all of the mitigation bank is used, these properties will be restricted for conservation purposes and maintained by an appropriate conservation authority. These uses are consistent with the intent of the Western Riverside Multiple Species Habitat Conservation Plan and the San Jacinto River Advisory Committee's recommended floodplain management goals (approved on April 11, 2017 by the Board of Supervisor's (Agenda 11-4)).

The project is exempt from CEQA because it qualifies as a "Class 25 Categorical Exemption" pursuant the State CEQA Guidelines Section 15325(c), "Transfers of ownership interest in land to preserve existing natural conditions and historical resources." The transfer of ownership will allow the Owners to restore the wetland hydrology to the historic floodplain. The project is also consistent with Section 15061(b)(3), "Common Sense Exemption" because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment, as it is merely vacating an unnecessary flood control easement on undisturbed property to the existing Owners for which the Owners, their successors, or assigns will convey a conservation easement for land conservation purposes.

District staff has determined that the use of the ROW which encompasses approximately 136± acres within the floodway in the manner proposed is acceptable to protect the watercourse and does not need the District's maintenance. The rights herein described have been declared excess and not required for the District's purposes pursuant to the adoption of Resolution No. F2017-16 on November 14, 2017.

The Applicant has provided the District with an independent appraisal establishing the fair market value of the ROW to be \$650,000. The Applicant and the District desire to enter into an agreement for the terms and conditions for this transaction.

Therefore, the District recommends that the ROW, being a portion of the right of way dedicated in in Book 826, Page 130, on March 18, 1947, be summarily vacated and relinquished.

Resolution No. F2017-21 has been approved as to form by County Counsel.

All associated costs with this action shall be borne by Applicant.


Prev. Agn. Ref.: 11.5 of 11/14/2017 MT5660

ATTACHMENT:


1. Resolution No. F2017-21

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

2. Regional Map of the subject area
3. Purchase and Sales Agreements (4)
4. Notice of Exemption (NOE) and Authorization to Bill to pay NOE filing fee



Scott Bruckner 12/4/2017



Gregory V. Priaplos, Director County Counsel 11/28/2017

NOTICE OF EXEMPTION

To: County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

Original Negative Declaration/Notes of
Determination was routed to County
Clerks for posting on.

Lead Agency: Riverside County Flood Control
and Water Conservation District
1995 Market Street
Riverside, CA 92501
Contact: Joan Valle, 951.955.8856

12/15/17 VB
Date Initial

Project Title: Riverpark Mitigation Bank

Project Location: The project site is located in unincorporated Riverside County along the San Jacinto River between Ramona Expressway and Nuevo Road. The project site within the District's right of way includes Assessor's Parcel Numbers (APNs) 307-120-007, 307-210-018 and 307-220-009, totaling approximately 43.74 acres. The project area is located within Township 4 South, Range 3 West, Sections 13, 23 and 24 of the Perris 7.5 Series USGS Topographic Quadrangle map. The site is centered at approximately 33° 49' 17.66" N, 117° 8' 59.68" W (latitude, longitude).

Project Description: The project proponent proposes to restore the wetland hydrology to the historic floodplain of the San Jacinto River and complete associated habitat restoration activities resulting in the creation of a 563-acre mitigation bank (Riverpark Mitigation Bank Project). The District currently has a flowage easement over three parcels within the project area and would need to relinquish easement rights to the project proponent in order to facilitate the construction, operation and maintenance of the mitigation bank. The mitigation bank project has been approved by the Riverside County Planning Department. The project referenced in this Notice of Exemption is the discretionary approval by the District to relinquish an easement over three parcels to the mitigation bank project proponent.

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

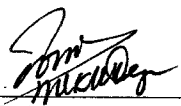
Public Agency Carrying Out Project: Riverside County Flood Control and Water Conservation District

Exempt Status: Class 25 Categorical Exemption (Section 15325(c)); and the General Rule [Section 15061(b)(3)]

Reasons Why Project is Exempt: The project qualifies for a "Class 25 Categorical Exemption" pursuant to Article 19, Section 15325 of the CEQA Guidelines because it involves the transfer of ownership of interest in land to preserve existing natural conditions. Restoration of the wetland hydrology to the historic floodplain of the San Jacinto River is consistent with Article 19, Section 15325(c) of the CEQA Guidelines because it specifically exempts the acquisition, sale, or other transfer to allow restoration of natural conditions.

The project is also consistent with CEQA Guidelines Section 15061(b)(3), the "General Rule" or "Common Sense Exemption", because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.

Based upon the exemptions identified above, the District hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Lead Agency Signature: 
MEKBIB DEGAGA
Chief of Regulatory Division
Riverside County Flood Control
and Water Conservation District

Date: 11/16/2017

RIVERSIDE COUNTY CLERK-RECORDER

AUTHORIZATION TO BILL

TO BE FILLED OUT BY SUBMITTING AGENCY

DATE: 5/10/2017 BUSINESS UNIT/AGENCY: FLOOD CONTROL - FCARC

ACCOUNTING STRING:

ACCOUNT: 526410 FUND: 25140
DEPT ID: 947460 PROGRAM: _____

AMOUNT: \$50.00

REF: Final CEQA posting for Riverpark Mitigation Bank Project 224-4-6-00020-00-30

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 *MR*
PRESENTED BY: Kevin Cunningham EXT 51526
CONTACT: Michael Reyes

TO BE FILLED OUT BY COUNTY CLERK

ACCEPTED BY: _____

DATE: _____

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

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2017-0527004

12/15/2017 12:52 PM Fee: \$ 0.00

Page 1 of 6

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



782-

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. F2017-21

Title of Document

**AUTHORIZATION TO SUMMARILY VACATE AND RELINQUISH RIVERSIDE
COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY WITHIN THE SAN JACINTO
AREA IN THE COUNTY OF RIVERSIDE,
PORTION OF RCFC PARCEL 4020-25, SAN JACINTO RIVER, PROJECT NO. 4-0-00020**

(THIRD SUPERVISORIAL DISTRICT)

(Flood Control Department ~ Item 11.3 of 12/12/17)

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2017-21

AUTHORIZATION TO SUMMARILY VACATE AND RELINQUISH RIVERSIDE COUNTY FLOOD CONTROL DISTRICT RIGHT OF WAY WITHIN THE SAN JACINTO AREA IN THE COUNTY OF RIVERSIDE, PORTION OF RCFC PARCEL 4020-25, SAN JACINTO RIVER, PROJECT NO. 4-0-00020

WHEREAS, the Riverside County Flood Control and Water Conservation District ("District") is the owner of certain easement interests in real property over land identified which was granted via deed by the County of Riverside, known as RCFC Parcel 4020-25, recorded in Book 826, Pages 130 through 132, on March 18, 1947. A portion of RCFC Parcel 4020-25, herein after referenced as ROW, is associated with Assessor's Parcel Numbers 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-019, 307-210-021, 307-220-005, 307-220-010, 307-220-014, 307-220-015, 308-150-009, and 426-180-001, which encompasses 136± acres of land located in the San Jacinto Area, County of Riverside; and

WHEREAS, Frank Laude et al. (the "Owners") has the vested interest to the fee title associated with the ROW. Hillcrest Homes, Inc. ("the Applicant") holds options to purchase from the Owners and has obtained a grading permit from the County of Riverside to prepare the land for mitigation use. If and when the Applicant receives approval from the California Department of Fish and Wildlife, California State Water Resources Control Board, and U.S. Army Corps of Engineers ("Regulatory Agencies") to establish a mitigation bank, whereby the District ROW is within the area sought to be part of a mitigation bank; and

WHEREAS, the Applicant is in the process of establishing a mitigation bank and intends to restrict a portion of their property for conservation purposes which will assure no improvements be allowed and the underlying property will stay in its natural condition; and

FORMER APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 11-27-17
SYNTHIA M. GUNZEL DATE

1 WHEREAS, on November 14, 2017, the District's Board of Supervisors (Board) adopted
2 Resolution No. F2017-16 declaring the ROW as surplus, that it is no longer needed, nor will be
3 needed in the future, for the District's use and purposes, and provided notice of its intention to
4 summarily vacate and relinquish the ROW; and

5 WHEREAS, pursuant to California Water Code Appendix Chapter 48, Sections 9 and 13, the
6 District may dispose of any interest in real property after adoption of a resolution declaring that a
7 real property interest is no longer necessary to be retained for District use or purposes as was
8 previously adopted and noted in Resolution No. F2017-16; and

9 WHEREAS, the District has reviewed and determined the vacation and relinquishment
10 of the ROW is categorically exempt from the California Environmental Quality Act ("CEQA")
11 pursuant to State CEQA Guidelines Article 19, Section 15325(c), "Transfers of ownership of interest
12 in land to preserve existing natural conditions and historical resources" as the District is merely
13 vacating an unnecessary flood control easement on undisturbed property to the existing property owner
14 to allow for the restoration of natural conditions for land conservation purposes. Furthermore, the
15 project is also consistent with State CEQA Guidelines Article 5, Section 15061(b)(3), "Common Sense
16 Exemption" because it can be seen with certainty that there is no possibility that the proposed project
17 may have a significant effect on the environment.

18 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by vote of
19 the Board of Supervisors of the District, in regular session assembled on December 12, 2017, in
20 the meeting room of the Board of Supervisors of the District located on the 1st Floor of the County
21 Administrative Center, 4080 Lemon Street, Riverside, California, at 9:00 a.m. or soon thereafter,
22 based on the review of the proposed vacation and relinquishment, the environmental impacts of
23 the project have been sufficiently assessed and have been determined that the proposed action
24 qualifies for a "Class 25 Categorical Exemption" pursuant to State CEQA Guidelines: Article 19,
25 Section 15325(c) and Article 5, Section 15061(b)(3) because it can be seen with certainty that there
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27
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1 is no possibility that the activity in question will have a significant effect on the environment
2 because the District is merely vacating an unnecessary right of way on undisturbed property to the
3 existing property owner for land conservation purposes and the vacation of the easement does not
4 adversely affect a change in the environment.

5
6 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by vote of
7 this Board, that this Board authorizes the summary vacation and relinquishment of the ROW, that
8 certain real property located in the San Jacinto Area of the County of Riverside, State of California,
9 more particularly described in Exhibit "A".

10 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of Board
11 is directed to file the Notice of Exemption with the County Clerk within five (5) working days of
12 approval by the Board.

13
14 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
15 Board is directed to cause a certified copy of this Resolution to be recorded in the office of the
16 Recorder of the County of Riverside, California.

17 ROLL CALL:

18 Ayes: Jeffries, Tavaglione, Perez and Ashley
19 Nays: None
20 Absent: Washington

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

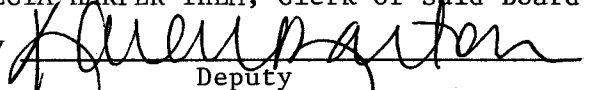
23 KECIA HARPER-IHEM, Clerk of said Board
24 By  Deputy



Exhibit "A"

All that portion of said Deed recorded in and between the County of Riverside and Riverside County Flood Control and Water Conservation District recorded March 18, 1947 in Book 826 Page 130, Records of Riverside County, California, located within Sections 13, 23 and 24, Township 4 South, Range 3 West, San Bernardino Base & Meridian

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Flood Control and Water Conservation District (EMBOSSSED ON DOCUMENT)

RIVERSIDE COUNTY FLOOD CONTROL AND
WATER CONSERVATION DISTRICT

1945

CALIFORNIA

Date:

12-12-17

Signature:

Karen Barton

Print Name: Karen Barton, Board Assistant

1 San Jacinto River
Project No. 4-0-00020
2 APNs 307-110-006, 307-120-004, 307-120-007,
3 307-120-008, 307-130-070, 307-210-018, 307-210-019,
4 307-220-005, 307-210-021, 307-220-010, 307-220-014,
5 307-220-015, 308-150-009 and 426-180-001
RCFC Parcel No. 4020-25

6 **AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

7 THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY,
8 ("Agreement"), is entered into this 12th day of December, 2017, by and
9 between the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION
10 DISTRICT, a body politic, (hereinafter called "DISTRICT" or "SELLER") and HILLCREST
11 HOMES INC., a California corporation (hereinafter called "BUYER"), for acquisition by BUYER
12 of certain real property hereinafter set forth.

13 **RECITALS**

14 A. BUYER is under an option contract to purchase certain fee interests in real
15 properties located within the City of San Jacinto, County of Riverside, State of California, with
16 Assessor's Parcel Nos. 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-
17 210-018, 307-210-019, 307-210-021, 307-220-005, 307-220-010, 307-220-014, 307-220-015,
308-150-009 and 426-180-001 ("Buyer Properties").

18 B. SELLER is the owner of certain easement interest rights within Buyer Properties,
19 therein described as a 500-foot wide permanent easement for river, channel and bank protection
20 works, recorded to DISTRICT on March 18, 1947, in Book 826, Page 130 of the Official Records
21 of the County of Riverside, whereby portions of said easement interest rights consisting of
22 approximately 136.285 acres (5,936,575± sq. ft.), are no longer needed for the DISTRICT's
23 purposes for the San Jacinto River; said portions are also identified as RCFC Parcel No. 4020-25
(the "RCFC Easement").

24 C. SELLER desires to sell and relinquish, and BUYER desires to purchase, SELLER's
25 interest in RCFC Easement, as specifically described herein and pursuant to the terms and
26 conditions herein this Agreement.

27 D. BUYER has the right to negotiate and secure the necessary entitlements to Buyer
28 Properties pursuant to an Option Agreement for the Purchase and Sale of Land executed by
BUYER and Trustees for The Sweeney Six Trust, A California Trust; Ann Lauda Sweeney; and
The Frank Lauda, Jr. Trust of 2000, (hereinafter called "OWNER") executed in April 2015, with

1 the First Amendment to Option Agreement for the Purchase and Sale of Land executed by the
 2 same parties in July 2015. Additionally, OWNER has provided a letter to DISTRICT in support
 3 of and consenting to this relinquishment, hereafter included as Attachment "1".

4 IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

5 1. AGREEMENT TO CONVEY. For good and valuable consideration, the receipt
 6 and adequacy of which is hereby acknowledged, SELLER agrees to sell and relinquish to BUYER,
 7 and BUYER agrees to purchase from SELLER, upon the terms and for the consideration set forth
 8 in this Agreement, RCFC Easement, more particularly described as the following easement
 9 interests in certain real properties, located in the City of San Jacinto, Riverside County, State of
 10 California, identified as RCFC Parcel No. 4020-25, being approximately a 136.285 acres
 11 (5,936,575± sq. ft.), portions of lands are within Riverside County Assessor's Parcel Nos. 307-
 12 110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-019,
 13 307-210-021, 307-220-005, 307-220-010, 307-220-014, 307-220-015, 308-150-009 and 426-180-
 001. Buyers Properties are legally described in Exhibit "A" and RCFC Easement is pictorially
 depicted on Exhibit "B", attached hereto and by this reference incorporated herein.

14 **SEE EXHIBITS "A" AND "B" ATTACHED HERETO**

15 **AND BY THIS REFERENCE MADE A PART HEREOF**

16 2. PURCHASE PRICE.

17 A. The total purchase price to be paid by BUYER is SIX HUNDRED
 18 TWENTY THOUSAND DOLLARS (\$620,000.00, and referred to hereinafter as the "Purchase
 19 Price"), which is specifically agreed by the Parties to be the full amount of compensation due and
 20 owing to SELLER for the real property interests relinquished by said Board of Supervisors of
 DISTRICT Resolution for RCFC Easement.

21 B. BUYER shall tender payment, within thirty (30) days from the approval of
 22 this Agreement by the Board of Supervisors of DISTRICT, of the entire Purchase Price to the
 23 SELLER. All payments specified in this section shall be made in legal tender by cash, cashier's
 check or wire transfer.

24 3. SOLD IN "AS-IS" CONDITION. BUYER acknowledges that RCFC Easement is
 25 sold and relinquished in "as-is" condition, as of the date of this Agreement, without warranty and
 26 that SELLER is not responsible for making corrections or repairs of any nature. BUYER further
 27 acknowledges that SELLER has made no representations or warranties regarding RCFC Easement,
 28 except as expressly stated in this Agreement.

4. RECORDATION AND NECESSARY INSTRUMENTS.

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A. Upon the approval of this Agreement by the Board of Supervisors of the DISTRICT, SELLER shall cause recordation of the Resolution in the Official Records of the County of Riverside once BUYER has submitted payment of the Purchase Price and SELLER has verified receipt thereof.

B. BUYER and SELLER shall provide any additional instruments as may be necessary to complete these transactions. BUYER and SELLER hereby agree to cooperate with the execution of all documents necessary to complete the transfer and relinquishment of RCFC Easement.

5. PERMISSION TO ENTER. SELLER hereby grants to BUYER, or its authorized agents, permission to enter upon all property interests to be conveyed to them under this Agreement at all reasonable times prior to close of this transaction for the purpose of making necessary or appropriate inspections. BUYER shall provide advance notice to SELLER prior to such entry.

6. POSSESSION UPON CONSUMMATION OF TRANSACTION. The right of possession and use of the property interests conveyed through this transaction by BUYER, including the right to use, and remove and dispose of improvements, shall commence upon the consummation of this transaction.

7. WARRANTIES AND REPRESENTATIONS. The Parties make the following representations and warranties and that all such representations and warranties are to be true and correct as of the consummation of this transaction:

A. The SELLER and BUYER have each taken the respective required actions to permit the execution, delivery, and performance of obligations under this Agreement.

B. The SELLER and BUYER each respectively have the power and authority to execute and deliver this Agreement, carry out its obligations hereunder (which are, or at the consummation of this transaction will be legal, valid, and binding obligations respectively of each party), and can consummate the transaction contemplated herein. SELLER further warrants that it owns free and clear all encumbrances, and may sell and relinquish, such RCFC Easement.

8. DISTRICT REPRESENTATIVE. The General Manager-Chief Engineer, or his designee, serves as the representative on behalf of SELLER for the purpose of administering and performing administrative or ministerial actions necessary to complete this transaction, including executing any other related forms or documents to consummate the purchase.

1 9. NOTICES. All notices and demands shall be given in writing by certified mail,
2 postage prepaid, and return receipt requested, or by personal delivery. Notices shall be considered
3 given upon the earlier of (a) personal delivery, (b) two (2) business days following deposit in the
4 United States mail, postage prepaid, certified or registered, return receipt requested, or (c) one (1)
5 business day following deposit with an overnight carrier service. Notices shall be addressed as
6 provided below for the respective party. The Parties agree, however, that if any party gives notice
7 in writing of a change of name or address to the other party, notices to such party shall thereafter
8 be given as demanded in that notice:

8 SELLER: Riverside County Flood Control
9 and Water Conservation District
10 1995 Market Street
11 Riverside, CA 92501
Attn: Ruben Duran
Supervising Real Property Agent

12 COPY TO: Riverside County Counsel
13 3960 Orange Street, Suite 500
14 Riverside, CA 92501-3674
Attn: Synthia M. Gunzel
Supervising Deputy County Counsel

15 BUYER: Hillcrest Homes, Inc.
16 33 W. 2nd Street
17 Tustin, CA 92780
Attn: David Arnold

18 COPY TO: Rutan & Tucker, LLP
19 611 Anton Boulevard, Suite 1400
20 Costa Mesa, CA 92626
Attn: William Meehan

21 10. MISCELLANEOUS.

22 A. Further Assurances. Each party shall, whenever and as often as it shall be
23 requested so to do by the other, cause to be executed, acknowledged, or delivered any and all such
24 further instruments and documents as may be necessary or proper, in the reasonable opinion of the
25 requesting party, in order to carry out the intent and purpose of this Agreement, which includes
26 but is not limited to, relinquishing the entirety of DISTRICT's easement interests on real property
27 owned by BUYER, regardless of whether such easement or property interests were expressly
28 recognized within the properties or legal descriptions and/or pictorial depictions referenced in this

1 Agreement. The terms of this Section shall survive the consummation of this transaction or any
2 termination of this Agreement.

3 B. Default. In the event of a material breach or material default under this
4 Agreement by either BUYER or SELLER, the non-defaulting party shall have, in addition to all
5 rights available at law or equity, the right to terminate this Agreement by delivering written notice
6 thereof to the defaulting party.

7 C. Further Instructions. Each party agrees to execute such other and further
8 instructions as may be necessary or proper in order to consummate the transaction contemplated
9 by this Agreement.

10 D. Amendments. Any amendments to this Agreement shall be effective only
11 in writing and when duly executed by both BUYER and SELLER.

12 E. Applicable Law. This Agreement shall be construed and interpreted under,
13 and governed and enforced according to the laws of the State of California. Venue for any
14 proceeding related to this Agreement shall be in the County of Riverside.

15 F. Entire Agreement. This Agreement contains the entire agreement between
16 the undersigned Parties respecting the subject matter set forth herein, and expressly supersedes all
17 previous or contemporaneous agreements, understandings, representations, or statements between
18 the parties respecting said subject matter (whether oral or in writing). No person is authorized to
19 make, and by execution hereof SELLER and BUYER acknowledge that no person has made, any
20 representation, warranty, guaranty, or promise except as set forth herein, and no agreement,
21 statement, representation, or promise made by any such person which is not contained herein shall
22 be valid or binding on SELLER or BUYER.

23 G. Successors and Assigns. This Agreement shall be binding upon and inure
24 to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

25 H. Time of Essence. The parties acknowledge that time is of the essence in
26 this Agreement.

27 I. Remedies Not Exclusive and Waivers. No remedy conferred by any of the
28 specific provisions of this Agreement is intended to be exclusive of any other remedy and each
and every remedy shall be cumulative and shall be in addition to every other remedy given
hereunder or now or hereafter existing at law or in equity or by statute or otherwise.

J. Interpretation and Construction. The Parties agree that each party has
reviewed this Agreement and that each has had the opportunity to have their legal counsel review
and revise this Agreement and that any rule of construction to the effect that ambiguities are to be

1 resolved against the drafting party shall not apply in the interpretation of this Agreement or any
2 amendments or Exhibits thereto. In this Agreement the neutral gender includes the feminine and
3 masculine, and singular number includes the plural, and the words "person" and "party" include
4 corporation, partnership, firm, trust, or association wherever the context so requires. The recitals
5 and captions of the sections and subsections of this Agreement are for convenience and reference
6 only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in
7 the interpretation, construction or meaning of the provisions of this Agreement.

8 K. Counterparts. This Agreement may be executed in counterparts, each of
9 which so executed shall, irrespective of the date of its execution and delivery, be deemed an
10 original, and all such counterparts together shall constitute one and the same instrument.

11 L. Partial Invalidity. If any term or provision of this Agreement shall be
12 deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be
13 affected thereby and each remaining term and provision of this Agreement will be valid and be
14 enforced to the fullest extent permitted by law.

15 M. Assignment. BUYER may assign its rights under this Agreement or may
16 designate a nominee to acquire RCFC Easement, provided, however, that any such assignment or
17 designation shall not relieve BUYER of any of its obligations under this Agreement.

18 11. SIGNATURES. This Agreement will have no force or effect whatsoever unless
19 and until it is signed by each of the transacting parties.
20
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1 IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and
2 year set forth hereinabove.

3 (SELLER)
4 RIVERSIDE COUNTY FLOOD CONTROL
5 AND WATER CONSERVATION DISTRICT,
6 a special district

7 By: [Signature]
8 JASON E. UHLEY
9 General Manager-Chief Engineer

By: [Signature]
MARION V. ASHLEY, Chairman
Riverside County Flood Control
and Water Conservation District
Board of Supervisors

11 APPROVED AS TO FORM:

12 GREGORY PRIAMOS
13 County Counsel

ATTEST:

KECIA HARPER-IHEM
Clerk of the Board

14
15 By: [Signature]
16 SYNTHIA M. GUNZEL
17 Supervising Deputy County Counsel


By: [Signature]
Deputy

(Seal)

18
19 Date: 11-27-17

20
21
22
23
24 San Jacinto River
Project No. 4-0-00020
25 APNs 307-110-006, 307-120-004, 307-120-007,
307-120-008, 307-130-070, 307-210-018, 307-210-019,
26 307-220-005, 307-210-021, 307-220-010, 307-220-014,
307-220-015, 308-150-009 and 426-180-001
27 RCFC Parcel No. 4020-25
28

1 (BUYER)
2 HILLCREST HOMES, INC.
3 a California Corporation

4 
5 By: _____
6 DAVID ARNOLD
7 President

8 Date: 10/30/17
9 _____

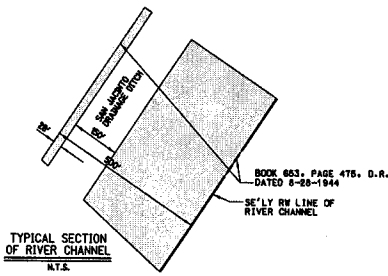
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25 San Jacinto River
26 Project No. 4-0-00020
27 APNs 307-110-006,307-120-004,307-120-007,
28 307-120-008, 307-130-070, 307-210-018, 307-210-019,
307-220-005, 307-210-021, 307-220-010, 307-220-014,
307-220-015, 308-150-009 and 426-180-001
RCFC Parcel No. 4020-25

Exhibit "A"

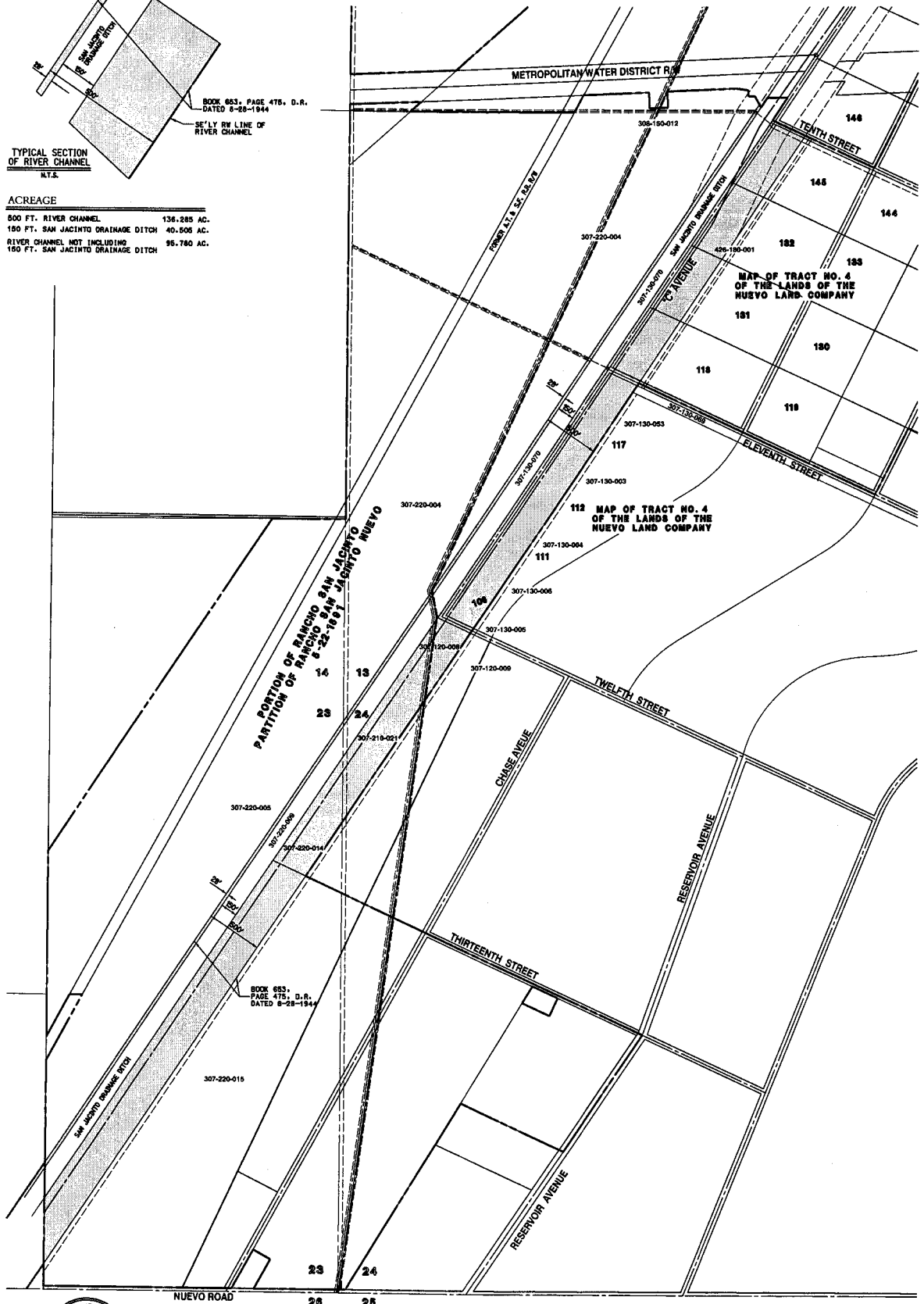
All that portion of said Deed recorded in and between the County of Riverside and Riverside County Flood Control and Water Conservation District recorded March 18, 1947 in Book 826 Page 130, Records of Riverside County, California, located within Sections 13, 23 and 24, Township 4 South, Range 3 West, San Bernardino Base & Meridian

RIVER CHANNEL AREA EXHIBIT



ACREAGE

500 FT. RIVER CHANNEL	136.285 AC.
150 FT. SAN JACINTO DRAINAGE DITCH	40.506 AC.
RIVER CHANNEL NOT INCLUDING 150 FT. SAN JACINTO DRAINAGE DITCH	95.780 AC.



SCALE: 1" = 400'
0 400 800

EXHIBIT "B"

RICK
SURVEYING COMPANY
1170 BONA AVENUE - SUITE 100
SPRINGFIELD, CA 95907
TEL: 916-224-0000
FAX: 916-224-0001
www.ricksurveying.com

ATTACHMENT "1"

September 12, 2017

Jason Uhley
Chief Engineer
Riverside County Flood Control District
1995 Market St.
Riverside, CA 92501


ATTN: Amy Urista


Re: San Jacinto River Easement/Riverpark Mitigation Bank
Right of Way Easement Deed recorded August 19, 1944 and accepted
by the Board of Supervisors in December, 1944,

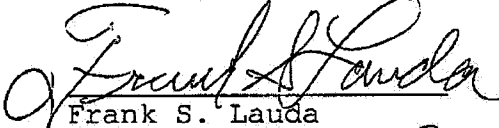
Dear Ms. Urista:

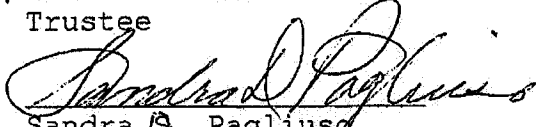

Robert V. Masenga, Trustee of the Sweeney Six Trust and Frank S. Lauda and Sandra Pagliuso, Trustees of the Frank Lauda, Jr. Trust of 2000, agree to and support the relinquishment of the above referenced Easement, which was sold to the County of Riverside by Frank Lauda, to the Fee Owners, the Sweeney Six Trust and the Frank S. Lauda, Jr. Trust of 2000.

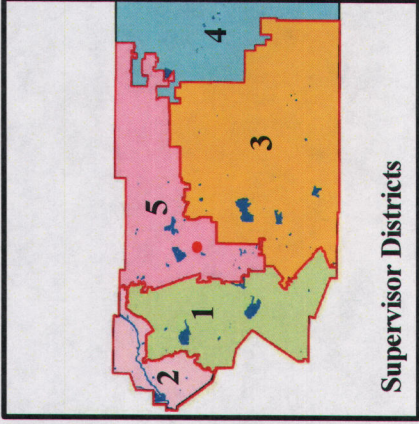
Sweeney Six Trust


Robert V. Masenga
Trustee

Frank  Lauda, Jr. Trust


Frank S. Lauda
Trustee


Sandra D. Pagliuso
Trustee 



LEGEND:

Project Vicinity

DESCRIPTION:

Portion of RCFC Parcel 4020-25 within APN's 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-018, 307-210-019, 307-220-005, 307-210-021, 307-220-010, 307-220-014, 307-220-015, 308-150-009, and 426-180-001



Attachment 1

Res. No. F2017-21 Authorization to Summarily Vacate and Relinquish District Right of Way in the San Jacinto Area, por. of RCFC Parcel 4020-25, San Jacinto River, Project No. 4-0-00020

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



ITEM
11.5
(ID # 5660)

MEETING DATE:
Tuesday, November 14, 2017

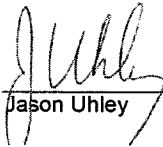
FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adopt Resolution No. F2017-16, Notice of Intent to Summarily Vacate and Relinquish District Right of Way Within the San Jacinto Area in the County of Riverside and Declare the Right of Way as Surplus, RCFC Parcel 4020-25, San Jacinto River, Project 4-0-00020, District 5, [District Funds 0%] [Clerk to Advertise]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2017-16, Notice of Intent to Summarily Vacate and Relinquish District Right of Way within the San Jacinto area in the County of Riverside and Declare the Right of Way as Surplus, RCFC Parcel No. 4020-25; and
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

ACTION: Clerk to Advertise, Policy

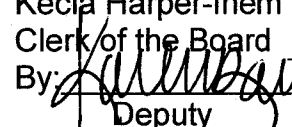

Jason Uhley

10/30/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after December 12, 2017 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: November 14, 2017
xc: Flood, COBCC

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 0	\$ N/A	\$ 0	\$ N/A
NET COUNTY COST	\$ 0	\$ N/A	\$ 0	\$ N/A
SOURCE OF FUNDS:			Budget Adjustment:	No
			For Fiscal Year:	17/18

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In 1944, the County of Riverside was granted an easement by Frank Lauda, et al, now known as RCFC Parcel No. 4020-25, recorded in Book 653, Page 475, on December 27, 1944 in the Official Records of Riverside County, California, for river channel, drainage and bank protection works.

This dedication was made to be part of the Drainage District No. 2 established by Resolution of the Riverside County Board of Supervisors on June 7, 1916. Riverside County Flood Control and Water Conservation District was established in 1945 via Act 6642 of the State Legislature. Once the District was established, the County of Riverside disbanded Drainage District No. 2 and conveyed the easement rights to the District. This included the conveyance of the Lauda easement rights, which recorded in Book 826, Page 130, on March 18, 1947 ("Easement"). The Easement encompasses approximately 136± acres. The Easement area contains an un-engineered dirt channel and spoil berms created by farmers in the early 1900s to direct very low flows from the San Jacinto River away from farmland. The berms were not intended to handle moderate to high flows as even moderate storms can quickly overwhelm the small channel.

The Easement is located within an area that has been identified for inclusion in an extension of the Existing Core 4 of the Western Riverside Multiple Species Habitat Conservation Plan and within a reach of the River for which no flood control improvements are proposed and for which a FEMA floodplain and floodway have been established.

The District was contacted by Hillcrest Homes, Inc. ("Applicant") who holds options to purchase from the owner of Parcel 4020-25 ("Property"), in conjunction with the Applicant's submittal to the California Department of Fish and Wildlife, California State Water Resources Control Board and U. S. Army Corps of Engineers ("Regulatory Agencies"), of a proposal to convert 600± acres into a mitigation area that would be designated, one approved by the Regulatory Agencies, as a mitigation bank. The area in question is within the land identified as Assessor's Parcel Numbers 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-019, 307-220-005, 307-210-021, 307-220-

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

010, 307-220-014, 307-220-015, 308-150-009 and 426-180-001. The Property is located just north of Nuevo Road and .04 miles south of Ramona Expressway. A grading permit has been approved over the Property by the Riverside County Planning Department and is referenced as BGR160110 - Riverpark Habitat Mitigation Bank grading permit. The Applicant is seeking approvals from the Regulatory Agencies via contract to establish a mitigation bank over the Property. The establishment of a mitigation bank will restrict all future development within these properties. The grading to be done on the Property will allow the low-flow channel and adjacent lands to revert to a more natural condition over time, consistent with the goals of the mitigation bank. It is the intention of the Applicant that once any or all of the mitigation bank is used, these properties will be restricted for conservation purposes and maintained by an appropriate conservation authority. These uses are consistent with the intent of the Western Riverside Multiple Species Habitat Conservation Plan and the San Jacinto River Advisory Committee's recommended floodplain management goals (approved on April 11, 2017 by the Board of Supervisors (Agenda 11-4)).

The Applicant has requested that the District vacate its easement rights in order to prepare the Property for approval of a mitigation bank. District staff has determined that the use of the Easement within the floodway in the manner proposed is acceptable to protect the watercourse and does not need the District's maintenance. Therefore, the rights herein described can be declared excess and not required for the District's purposes.

Impact on Residents and Businesses

No Impact.

ATTACHMENTS:

1. Resolution No. F2017-16
2. Regional Map of the subject area
3. Right of Way Map for RCFC Parcel 4020-25


Melissa Noone, Associate Management Analyst

11/6/2017


Gregory B. Priamos, Director County Counsel

11/1/2017



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 16, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. Box 792
RIVERSIDE, CA 92501

FAX (951) 368-9018
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC MEETING: RESOLUTION NO. F2017-16 INTENT TO VACATE

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on: **TUESDAY – NOVEMBER 21, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Thursday, November 16, 2017 8:42 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Res. F2017-16 Intent to Vacate

Received for publication on 11/21. Proof with cost to follow.

Nick Eller

Thanksgiving Deadlines 2017

<u>Publishing Day</u>	<u>Deadline</u>
Thurs-Fri 11/23-11/24	Monday 11/20 10:30am
Sat-Mon 11/25-11/27	Tuesday 11/21 10:30am
Tues-Wed 11/28-11/29	Wednesday 11/22 10:30am

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Thu, Nov 16, 2017 at 8:34 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Notice of public Hearing for publication on Nov. 21, 2017. Please confirm. THANK YOU!

Cecilia Gil

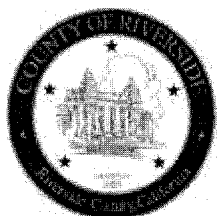
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2017-16

NOTICE OF INTENT TO SUMMARILY VACATE AND RELINQUISH DISTRICT RIGHT OF WAY WITHIN THE SAN JACINTO AREA IN THE COUNTY OF RIVERSIDE AND DECLARE THE RIGHT OF WAY AS SURPLUS, RCFC PARCEL 4020-25, SAN JACINTO RIVER, PROJECT NO. 4-0-00020

WHEREAS, the Riverside County Flood Control and Water Conservation District ("District") is the owner of certain real property right of way easement interests over land identified with Assessor's Parcel Numbers 307-110-006, 307-120-004, 307-120-007, 307-120-008, 307-130-070, 307-210-018, 307-210-019, 307-220-005, 307-210-021, 307-220-010, 307-220-014, 307-220-015, 308-150-009, and 426-180-001, which was granted via deed by the County of Riverside, known as RCFC Parcel 4020-25 ("the Property"), recorded in Book 826, Pages 130 through 132 on March 18, 1947, which encompasses 136± acres of land located in the San Jacinto Area, County of Riverside; and

WHEREAS, Hillcrest Homes, Inc. ("the Applicant"), who holds options to purchase from the underlying fee owner, has obtained a grading permit from the County of Riverside for preparing the land for mitigation use if and when the Applicant receives approval from the California Department of Fish and Wildlife, California State Water Resources Control Board and U.S. Army Corps of Engineers ("Regulatory Agencies") to establish a mitigation bank, whereby the District Easement, referenced as RCFC Parcel 4020-25, is within the area sought to be part of a mitigation bank; and

WHEREAS, the Applicant is in the process of establishing a mitigation bank and intends to restrict the Property for conservation purposes which will assure no improvements be allowed and the underlying property will stay in its natural condition; and

WHEREAS, pursuant to Water Code Appendix Chapter 48, Sections 9 and 13, the District may dispose of any interest in real property determined to be no longer necessary to be retained for the use and purposes of the District;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by vote of the Board of Supervisors of the District ("Board") in regular session assembled on November 14, 2017, at 9:00 a.m. or soon thereafter, in the meeting room of the Board located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that the Board finds that certain right of way easement interests in real property, referenced as the Property, located in the San Jacinto Area, County of Riverside, State of California, more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein, is no longer necessary to be retained by District for public purposes and declared as surplus, pursuant to California Code – Appendix, Chapter 48-9 , Subsection 5 and Chapter 48-13.

NOTICE IS HEREBY GIVEN that this Board intends to summarily vacate and relinquish the right of way when the Board meets to conclude the proposed transaction on or after **December 12, 2017, at 9:00 a.m.** or soon thereafter, in the meeting room of the Board of Supervisors.

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to give notice pursuant to Section 6061 of the Government Code.

(INSERT EXHIBIT "A" HERE)

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on November 14, 2017.

KECIA HARPER-IHEM, Clerk of said Board
By: Cecilia Gil, Board Assistant

Any person affected by the above matter(s) may submit written comments to the Clerk of the Board before the public meeting or may appear and be heard in support of or opposition to the project at the time of the meeting. If you challenge the above item(s) in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence, to the Board of Supervisors at, or prior to, the public meeting.

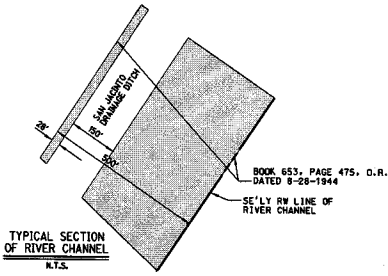
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to meeting.

Dated: November 16, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

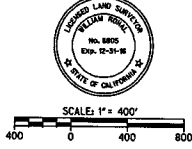
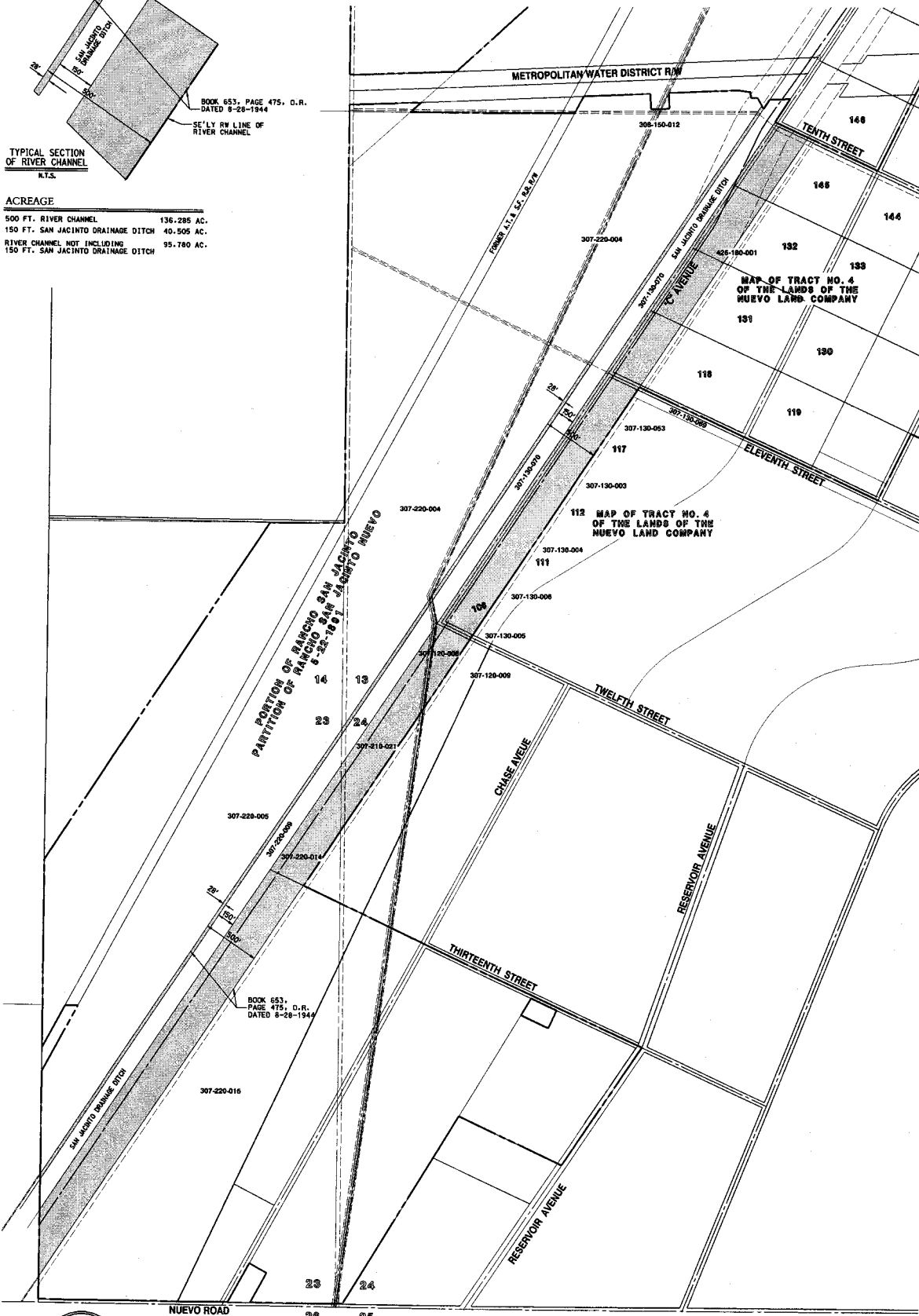
RIVER CHANNEL

AREA EXHIBIT



ACREAGE

500 FT. RIVER CHANNEL	136.285 AC.
150 FT. SAN JACINTO DRAINAGE DITCH	40.505 AC.
RIVER CHANNEL NOT INCLUDING 150 FT. SAN JACINTO DRAINAGE DITCH	95.780 AC.



RICK SURVEYING COMPANY
17755 SONOMA AVENUE, SUITE 100
DUBLIN, CALIFORNIA 94568
916-835-0200
RICKSURV.COM