

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



ITEM: 14.1  
(ID # 27885)

**MEETING DATE:**  
Tuesday, July 29, 2025

**FROM :** FLOOD CONTROL DISTRICT

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2025-12, Declaration of Exempt Surplus Land and Notice of Intent to Convey a Fee Simple Interest in Real Property Within a Portion of Assessor's Parcel Number 909-120-046, Referenced as RCFC Parcel No. 7020-508, to Eastern Municipal Water District by Grant Deed, Murrieta Creek Phase 3, Project No. 7-8-00021, Nothing Further is Required Under CEQA, District 3. [\$0]

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

1. Adopt Resolution No. F2025-12, Declaration of Exempt Surplus Land and Notice of Intent to Convey a Fee Simple Interest in Real Property Within a Portion of Assessor's Parcel Number ("APN") 909-120-046, Referenced as RCFC Parcel Number 7020-508, to Eastern Municipal Water District by Grant Deed, Murrieta Creek Phase 3, Project No. 7-8-00021; and,
2. Direct Clerk of the Board to give notice by posting a copy of Resolution No. F2025-12 in at least three (3) public places within the County of Riverside for no less than twenty-one (21) days.

**ACTION:Policy**

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 7/16/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 29, 2025  
xc: Flood, COB/NS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 25/26</b>	

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

**BACKGROUND:**

**Summary**

The Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns fee title interest in real property located in the County of Riverside, identified as APN 909-120-046 ("Property"), referenced as RCFC Parcel Number 7020-508. The subject Property is located between Jefferson Avenue and Diaz Road west of Cherry Street, also known as Murrieta Creek.

The District intends to convey a portion of the Property to Eastern Municipal Water District ("EMWD"), a public agency of the State of California ("Grantee"), a fee simple interest to be used to relocate and upgrade their existing lift station facility that is currently located on Diaz Road along Murrieta Creek to the new site on Cherry Street. EMWD's existing facility is nearing the end of its functional life and must be improved. The location in the basin site along Cherry Street was selected to maximize the balance of the Public's need for flood protection, use for the proposed sports park area and the functional limitations of EMWD's lift station. The Grantee has requested to purchase a portion of APN 909-120-046, which the District has approved.

The portion of the Property is exempt surplus land under the California Surplus Land Act, pursuant to Government Code Section 54221(f)(1)(D), because the portion of the Property is surplus land that is transferred to another local agency for the transferee agency's use.

Pursuant to the California Water Code Appendix §48-9, the District's Board of Supervisors ("Board") has the power to convey an interest in real property which it owns when necessary or convenient to the full exercise of its powers. District staff has evaluated and determined that the conveyance of the easement does not interfere with the use of the portion of the Property by the District.

Pursuant to the California Water Code Appendix §48-13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose of said portion of Property or lease the same.

Resolution No. F2025-12 has been approved as to form by County Counsel.

**Impact on Residents and Businesses**

None.

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**Additional Fiscal Information**

All costs shall be borne by Eastern Municipal Water District.

**ATTACHMENTS:**

1. Resolution No. F2025-12
2. Vicinity Map

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst      7/23/2025

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      7/17/2025

**BOARD OF SUPERVISORS**

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

RESOLUTION NO. F2025-12  
DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT TO CONVEY  
A FEE SIMPLE INTEREST IN REAL PROPERTY WITHIN A PORTION OF  
ASSESSOR'S PARCEL NUMBER 909-120-046, REFERENCED AS RCFC PARCEL  
NUMBER 7020-508, TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED,  
MURRIETA CREEK PHASE 3, PROJECT NO. 7-8-00021

**WHEREAS**, the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns fee title interest in real property located in the County of Riverside identified as Assessor's Parcel Number ("APN") 909-120-046 ("Property"), referenced as RCFC Parcel Number 7020-508, located between Jefferson Avenue and Diaz Road and west of Cherry Street, also known as Murrieta Creek; and

**WHEREAS**, the District intends to convey a portion of the said parcel to Eastern Municipal Water District ("EMWD"), a public agency of the State of California ("Grantee"), a fee simple interest to be used to relocate their existing lift station facility that is currently located on Diaz Road along Murrieta Creek to the new site on Cherry Street; and

**WHEREAS**, EMWD's existing facility is nearing the end of its functional life and must be improved. The location in the basin site along Cherry Street was selected to maximize the balance of the public's need for flood protection, use for the proposed sports park area and the functional limitations of EMWD's lift station; and

**WHEREAS**, the Grantee has requested to purchase a portion of APN 909-120-046, which the District has approved, hereinafter legally described in Exhibit "A" and legally depicted in Exhibit "B"; and

**WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48-9, the District's Board of Supervisors ("Board") has the power to convey an interest in real property which it owns when necessary or convenient to the full exercise of its powers, and District staff has evaluated and determined that the conveyance of the easement does not interfere with the use of the Property by the District; and

**WHEREAS**, pursuant to California Water Code Appendix, Ch. 48-13, the District's Board may determine any real property held by the District is no longer necessary to be retained for the uses and purposes thereof and may thereafter sell or otherwise dispose or lease the same; and

FORM APPROVED COUNTY COUNSEL  
BY [Signature] DATE 7/17/25  
RYAND YABKO

1           **WHEREAS**, pursuant to California Government Code Section 54221(f)(1)(D) and Section 54222.3,  
2 surplus land that is transferred to another local agency for the transferee agency's use is exempt from the  
3 requirements of the Surplus Land Act.

4           **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the District's  
5 Board, in regular session assembled on or after July 29, 2025, at 9:30 a.m. or soon thereafter, in the meeting  
6 room of the District's Board, located on the 1st Floor of the County Administrative Center, 4080 Lemon  
7 Street, Riverside, California, that this Board has evaluated and determined that the conveyance of the  
8 Property described herein to EMWD will not interfere with the use of the Property for the District's intended  
9 purposes; and

10           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED**, pursuant to the Surplus Land  
11 Act Guidelines, Article IV, Section 400(e), the General Manager or designee is hereby directed to provide a  
12 written copy of this Resolution declaring the Property exempt surplus land to the California Department of  
13 Housing and Community Development at least thirty (30) days prior to the County's disposition of the  
14 Property; and

15           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board  
16 intends to convey the fee simple interest to EMWD on or after August 26, 2025, by Grant Deed, as described  
17 in Exhibit "A" and depicted in Exhibit "B"; and

18           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is  
19 directed to cause a copy of this Resolution to be posted in at least three (3) public places within the County  
20 of Riverside for no less than twenty-one (21) days.

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3 RESOLUTION NO. F2025-12

4 DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT TO CONVEY  
5 A FEE SIMPLE INTEREST IN REAL PROPERTY WITHIN A PORTION OF  
6 ASSESSOR'S PARCEL NUMBER 909-120-046, REFERENCED AS RCFC PARCEL  
7 NUMBER 7020-508, TO EASTERN MUNICIPAL WATER DISTRICT BY GRANT DEED,  
8 MURRIETA CREEK PHASE 3, PROJECT NO. 7-8-00021

9 ROLL CALL:

10 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

11 Nays: None

12 Absent: None

13  
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
15 Supervisors on the date therein set forth.

16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 Deputy

**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
GRANT DEED**

**W.O.:** \_\_\_\_\_

**APN:** 909-120-046

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

**LEGAL DESCRIPTION**

IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, **BEING** A STRIP OF LAND, 80.00 FEET WIDE, LYING WITHIN THE LAND DESCRIBED IN THE GRANT DEED RECORDED JANUARY 23, 1996, INSTRUMENT NO. 024852 OF OFFICIAL RECORDS OF SAID COUNTY, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED NORTHWESTERLY SIDELINE BEING DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF CHERRY STREET (30.00 FOOT HALF WIDTH) WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY OF ADAMS AVENUE (44.00 FOOT HALF WIDTH) AS SHOWN ON PARCEL MAP NO. 24991, FILED IN BOOK 165, PAGES 96 THROUGH 103, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

**THENCE** THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF SAID CHERRY STREET:

- 1) NORTH 48°09'33" EAST 44.10 FEET;
- 2) NORTH 48°10'26" EAST 1319.82 FEET;
- 3) NORTH 48°00'45" EAST 210.15 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF JEFFERSON AVENUE (50.00 FOOT HALF WIDTH) AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 142, PAGES 89 THROUGH 104, INCLUSIVE, OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY;

**THENCE** SOUTH 48°40'13" EAST 31.21 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF SAID JEFFERSON AVENUE TO A LINE PARALLEL WITH AND 31.00 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY RIGHT OF WAY OF CHERRY STREET;

**THENCE** THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID PARALLEL LINE:

- 1) SOUTH 48°00'45" WEST 213.83 FEET ALONG SAID PARALLEL LINE;

APN: 909-120-046

EXHIBIT "A": GRANT DEED

- 2) SOUTH 48°10'26" WEST 51.15 FEET ALONG SAID PARALLEL LINE TO THE **POINT OF BEGINNING** OF SAID NORTHWESTERLY SIDELINE OF SAID 80.00 FOOT WIDE STRIP OF LAND;
- 3) SOUTH 48°10'26" WEST 269.98 FEET ALONG SAID PARALLEL LINE TO THE **POINT OF TERMINUS** OF SAID NORTHWESTERLY SIDELINE;
- 4) CONTINUING SOUTH 48°10'26" WEST 998.72 FEET ALONG SAID PARALLEL LINE;
- 5) SOUTH 48°09'33" WEST 44.20 FEET ALONG SAID PARALLEL LINE TO SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY OF ADAMS AVENUE;

**THENCE** NORTH 41°38'51" WEST 31.00 FEET ALONG SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY OF ADAMS AVENUE TO THE **POINT OF COMMENCEMENT**.


THE SOUTHEASTERLY SIDELINE OF SAID STRIP SHALL BE CONTINUED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN A LINE AT RIGHT ANGLES TO SAID PARALLEL LINE AND SOUTHWESTERLY IN A LINE AT RIGHT ANGLES TO SAID PARALLEL LINE.

**CONTAINING:** 0.496 ACRES, MORE OR LESS.

THE DISTANCES SHOWN HEREIN ARE IN GRID. GROUND DISTANCES MAY BE OBTAINED BY DIVIDING GRID DISTANCES BY THE COMBINATION FACTOR OF 0.99991530.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

  
\_\_\_\_\_  
Joshua Tremba  
Land Surveyor No. 9043



DATE: 4/14/25

# EXHIBIT "B"

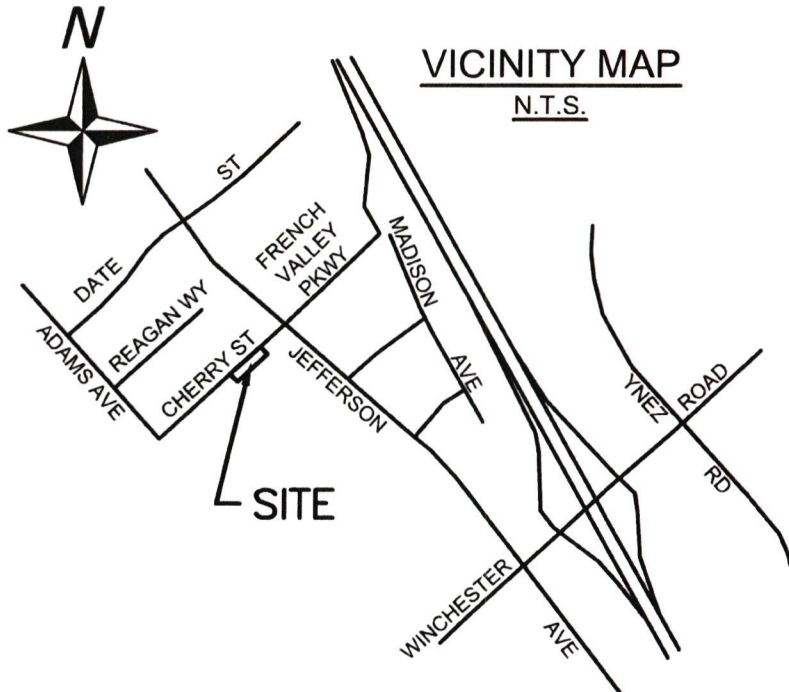
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N48°09'33"E	44.10'
L2	N48°10'26"E	1319.82'
L3	N48°00'45"E	210.15'
L4	S48°40'13"E	31.21'
L5	S48°00'45"W	213.83'
L6	S48°10'26"W	51.15'
L7	S48°10'26"W	269.98'
L8	S48°10'26"W	998.72'
L9	S48°09'33"W	44.20'
L10	N41°38'51"W	31.00'
L11	N41°49'34"W	79.99'
L12	N48°10'26"E	269.98'
L13	N41°49'34"W	79.99'

### BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY OF ADAMS AVENUE AS SHOWN ON PARCEL MAP NO. 24991, FILED IN BOOK 165, PAGES 96 THROUGH 103, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

### PROPERTY DESCRIPTION

A PORTION OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED JANUARY 23, 1996, INSTRUMENT NO. 024852 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA



PREPARED UNDER MY DIRECTION FOR EASTERN MUNICIPAL WATER DISTRICT

*Joshua Tremba*  
JOSHUA TREMBA

Land Surveyor No. 9043

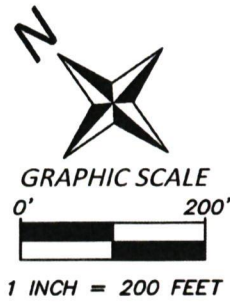
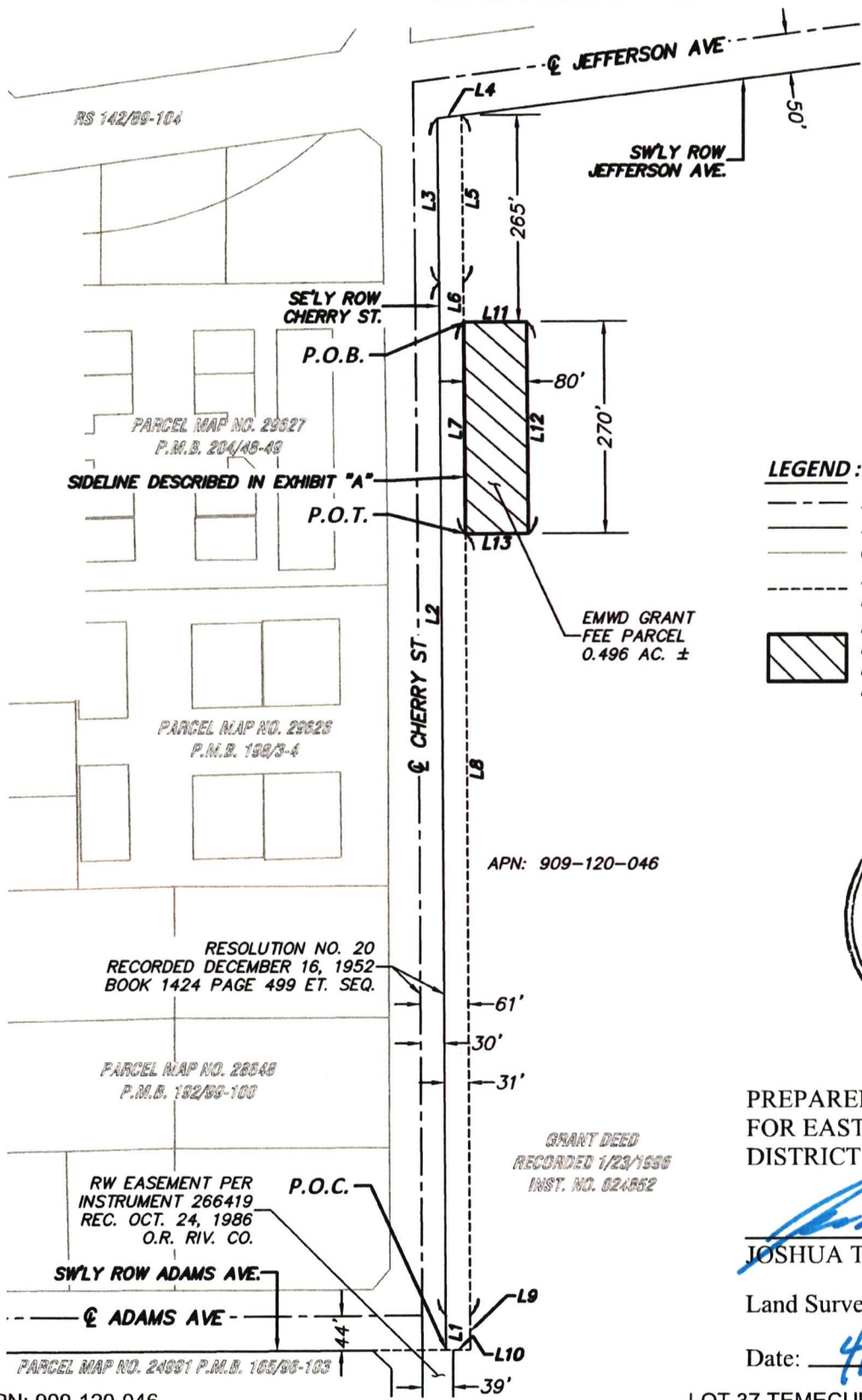
Date: 4/14/25

APN: 909-120-046

LOT 37 TEMECULA RANCHO, T.7S, R.3W, SBM

EASTERN MUNICIPAL WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:		RA-
	APPROVALS		SCALE AS SHOWN	
GRANT DEED PROPERTY OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	ENGINEERING	REAL PROPERTY	DATE:	04/15/25
				W.O. XXXXX
				SHT. <u>1</u> OF <u>2</u>

# EXHIBIT "B"



**LEGEND:**

- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- COUNTY GIS LINE WORK
- - - STREET RIGHT-OF-WAY PROLONGATION
- INDICATES EASTERN MUNICIPAL WATER DISTRICT FEE PARCEL DESCRIBED IN EXHIBIT A



PREPARED UNDER MY DIRECTION FOR EASTERN MUNICIPAL WATER DISTRICT

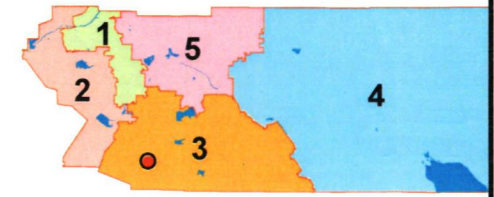
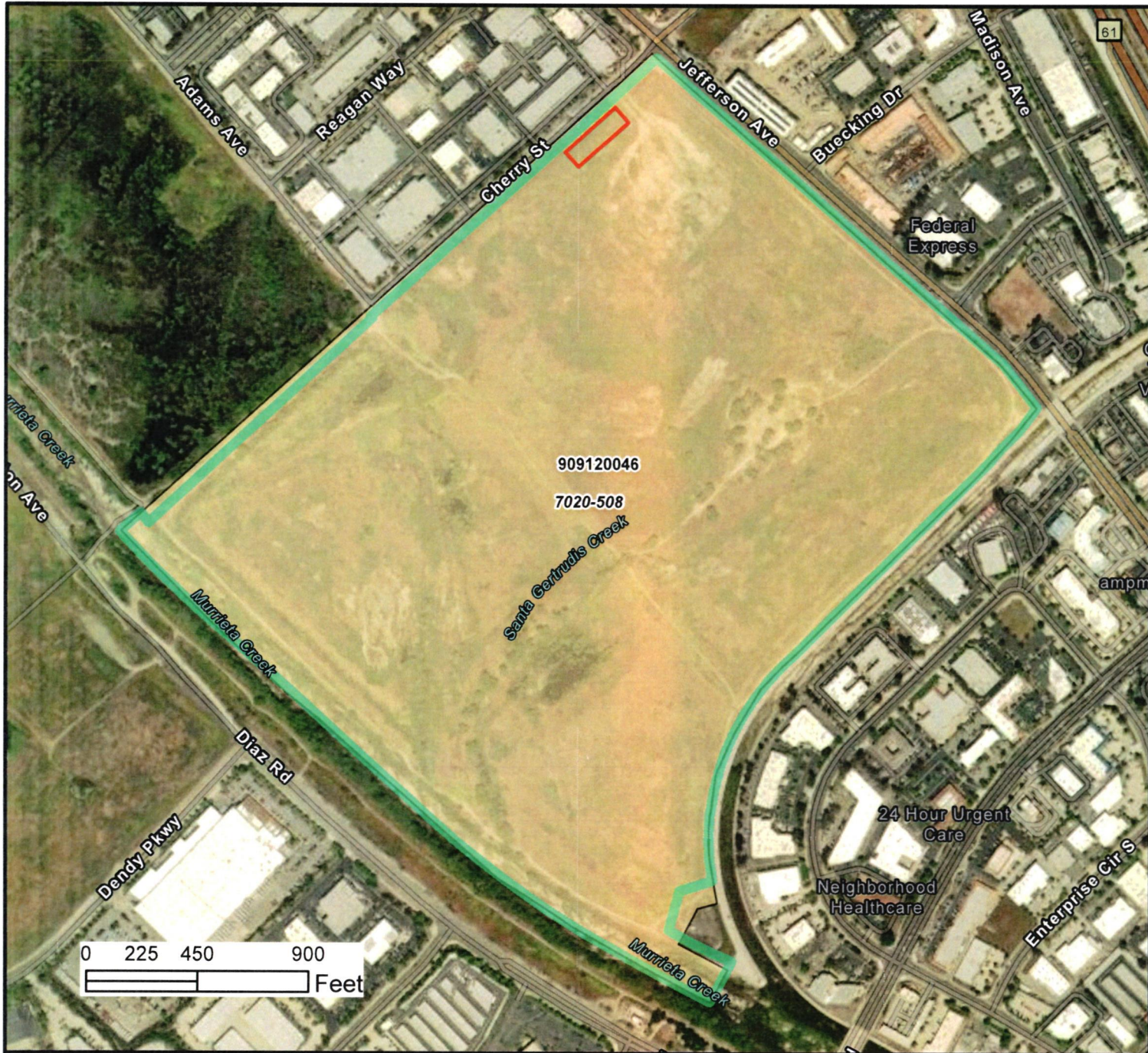
*Joshua Tremba*  
 JOSHUA TREMBA

Land Surveyor No. 9043

Date: 4/14/25





LOT 37 TEMECULA RANCHO, T.7S, R.3W, SBM

APN: 909-120-046	INST. NO.	DATE:	RA-
EASTERN MUNICIPAL WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA  GRANT DEED PROPERTY OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	APPROVALS		SCALE AS SHOWN
	ENGINEERING	REAL PROPERTY	DRAWN D.A.C.
			DATE: 04/15/25



**Supervisor Districts**

**Legend**

-  Portion of Property
-  Assessor Parcel
-  RCFC Parcel
-  Location

**Description**

Project Number 7-8-000212  
 APN 909-120-046  
 RCFC Parcel 7020-508



**RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**  
 Murrieta Creek Phase 3  
 Vicinity Map



**Attachment 1**