

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

607B



**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
July 31, 2012

**SUBJECT:** Oak Street Channel, Project No. 2-0-00070; Resolution No. F2012-25  
APN's 118-183-006, -022, -023, -024 and -047  
District Two/District Two

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

1. Adopt Resolution No. F2012-25, Declaration of Surplus Real Property and Notice of Intent to Sell a Fee Simple Interest in Real Property located in the City of Corona, County of Riverside, Assessor's Parcel Numbers 118-183-006, 022, 023, 024 and 047; and
2. Authorize the General Manager-Chief Engineer to provide Notice of Offer to other public agencies and housing sponsors as required by Section 54222 of the Government Code.

**BACKGROUND:**

See Page 2

GSW:rlp

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

<b>FINANCIAL DATA</b>	Current F.Y. District Cost:	\$N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	\$N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	\$N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

BY:   
Michael R. Shetler

**County Executive Office Signature**

Policy

Consent

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

Prev. Agn. Ref.:

District: 2/2

Agenda Number:

**11.5**  
(Master P8\83282)

FORM APPROVED COUNTY COUNSEL  
BY:   
DATE: 7-18-12  
CYNTHIA M. GUNZEL

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

**SUBJECT:** Oak Street Channel, Project No. 2-0-00070; Resolution No. F2012-25  
APN's 118-183-006, -022, -023, -024 and -047  
District Two/District Two

**SUBMITTAL DATE:** July 31, 2012

**Page 2**

**BACKGROUND:**

Real property interests were acquired for the Oak Street Channel project which consisted of the construction and subsequent operation and maintenance of a concrete rectangular channel and reinforced concrete boxes. The facility was originally constructed in 1993. These properties are located at the end of E Street in the City of Corona and adjacent to the Oak Street Channel. Now, certain portions of these real property interests acquired for the Oak Street Channel are no longer needed for this purpose and the District desires to declare as surplus and dispose of the surplus land.

Pursuant to California Surplus Lands Act (Government Code Section 54220 et seq) and prior to disposing of any real property declared as surplus, a local agency shall send written offers to sell the property to other public agencies who may be interested in acquiring such surplus real property unless it is deemed exempt from this requirement. These District owned parcels (Assessor's Parcel Numbers 118-183-006, 022, 023, 024 and 047), consisting of approximately 48,657 square feet of land, are irregular in shape and are presently zoned multiple family residential. This real property does not qualify as exempt under the Surplus Lands Act; therefore, the District is required to send written offers to sell to other public agencies. The District no longer needs this property as a part of the Oak Street Channel; therefore, staff is recommending the adoption of Resolution No. F2012-25 to declare this property surplus and move forward with disposition of this real property. This action will facilitate the required offer of sale to certain other public agencies and housing sponsors for possible public uses including low/moderate income housing or park and recreational purposes. If a public agency or housing sponsor desires to acquire this property, the authorization of this transaction will be submitted to the Board for approval. If no public agency or housing sponsor responds to the offers, then the District will proceed to dispose of the real property to the general public.

Resolution No. F2012-25 has been approved as to form by County Counsel.

**FINANCIAL:**

The appraised value of the property is \$282,200. Based upon this appraisal, less \$8,200 in costs, the sale is expected to generate approximately \$274,000 which will be deposited in the District's Zone 2 fund. The sale will also relieve the District of any future maintenance responsibilities.

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2012-25

DECLARATION OF SURPLUS REAL PROPERTY AND  
NOTICE OF INTENT TO SELL A PORTION OF DISTRICT OWNED REAL PROPERTY

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) is the owner of certain real property, consisting of approximately 48,657 square feet of land, located at the end of E Street in the City of Corona, County of Riverside, Assessor's Parcel Numbers 118-183-006, -022, -023, -024 and -047 (Property); and

WHEREAS, the District hereby finds that this Property is no longer needed, nor will be needed in the future, for District purposes; and

WHEREAS, following adoption of this resolution, the District will provide written offers to sell to other public agencies or housing sponsors pursuant to the California Surplus Lands Act (Government Code Section 54220 et seq); and

WHEREAS, in the event that no public agencies or housing sponsors desire to accept the District's offer to sell, the District intends to consider proposals from the general public for the purchase of the Property on the terms and conditions set forth by this resolution; and

WHEREAS, the District further finds that the sale of this Property offers the best economic return and reduces the District's real property maintenance responsibilities.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the Riverside County Flood Control and Water Conservation District in regular session assembled on July 31, 2012, that the fee simple interests in real property Assessor's Parcel Numbers 118-183-006, -022, -023, -024 and -047, located in the City of Corona, County of Riverside, State of California, described in Exhibit "A" and shown on Exhibit

FORM APPROVED COUNTY COUNSEL  
BY: Synthia M. Gunzel 7-18-12  
DATE  
SYNTHIA M. GUNZEL

1 "B", attached hereto and made a part hereof, are no longer necessary to be retained by District for  
2 public purposes.

3 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that in the event no  
4 public agencies or housing sponsors accept the District's offer to sell and the requisite time has  
5 passed after the written offers have been provided under the California Surplus Lands Act, the  
6 Board authorizes the General Manager-Chief Engineer to offer this Property for sale to the  
7 general public on the terms and conditions provided herein.

8 NOTICE IS HEREBY GIVEN that it is the intention of the Board to consider proposals  
9 and sell the Property pursuant to a competitive bidding process and the provisions of Section 48-  
10 13 of Chapter 48 of the Water Code appendix, upon the following terms and conditions:

- 12 1. The nature of the Property to be sold are parcels of unimproved land consisting of  
13 approximately 48,657 square feet located at the end of E Street in the city of  
14 Corona, County of Riverside, State of California.
- 15 2. The sale will be held on Tuesday, November 6, 2012 in the meeting room of the  
16 Board of Supervisors, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor,  
17 Riverside, California 92501 at 11:30 a.m., or as soon thereafter as the Agenda of  
18 the Board permits.
- 19 3. Sealed bids will be received by the Clerk of the Board at any time up to 11:30 a.m.  
20 on said sale date on the 1<sup>st</sup> Floor of the County Administrative Center. Bids shall be  
21 submitted on the District's bid form and bids shall be plainly marked on the outside  
22 "Proposal to Purchase Real Property APN's 118-183-006, -022, -023, -024 and -  
23 047, 11:30 a.m., November 6, 2012". The District's bid form may be obtained  
24 from the District's Real Property Section, located at 1995 Market Street, Riverside,  
25 California 92501, along with the Instructions to Bidders. The bid form contains the  
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1 terms and conditions for the sale of the property. Prospective bidders may inspect  
2 the bid form at no charge.

- 3 4. All sealed bids shall be for not less than \$282,000.00 and shall be accompanied or  
4 preceded by a deposit of not less than 10 percent (10%) of the bid amount, in cash,  
5 cashier's check or certified check as security that the successful bidder will  
6 complete the terms and conditions of the sale.
- 7 5. Balance of the bid amount hereby offered, in excess of the down payment, shall be  
8 paid in cash within sixty (60) days of the bid acceptance. All costs including  
9 escrow and/or title insurance shall be borne by the purchaser.
- 10 6. After the sealed bids have been opened and read, a call for oral bids will be held  
11 until the highest bid has been made and the bidding is closed. Oral bids must be  
12 accompanied by a deposit as required for the written bid proposal unless deposit  
13 was previously submitted. Each oral bid shall exceed the highest written proposal  
14 by not less than 5 percent (5%). Unless a deposit has been previously made with a  
15 sealed bid, oral bidders must, at the time of their first oral bid, deposit the amount  
16 required by Paragraph 4 hereof, in order to be considered.
- 17 7. After oral bidding has been closed, oral bidders, in order to continue to be  
18 considered for possible purchase of the subject property, shall submit their highest  
19 oral bid in writing on the District's bid form and submit said form, along with the  
20 appropriate deposit to the General Manager-Chief Engineer of the District not later  
21 than 4:00 p.m. on the date of the oral bidding.
- 22 8. Final acceptance of the successful bid by the Board may be made on said date or  
23 any adjourned session of the same meeting held within the following ten (10) days.  
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9. The right to reject any and all bids, both written and oral, and to withdraw the property from sales is reserved.

10. The District will not pay a broker's or agent's commission. All amounts specified herein shall be exclusive of any commission the bidder may elect to pay a broker.

11. Deposits of the unsuccessful bidders will be returned or refunded after final acceptance or rejection of all bids, or after withdrawal of the property from sale.

12. The title company shall be selected by the District. The escrow shall close, title shall pass and possession shall be delivered within sixty (60) days after the date of acceptance by the Board of the successful bid.

13. The District will convey all right, title and interest which it owns in the Property and title conveyed shall be subject to all liens and encumbrances, easements, rights of way, taxes and assessments, if any, and deed and tract covenants, conditions and restrictions, whether recorded or not.

14. It is the responsibility of the bidder to perform its own due diligence concerning the Property.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that notice of this sale shall be given by posting copies of this Resolution signed by the Chairman of the Board of the Riverside County Flood Control and Water Conservation District in three (3) public places in the County, not less than fifteen (15) days before final bid date, and by notifying all other public agencies within whose jurisdiction these properties are located.

GSW:rlp

Exhibit "A"

**Oak Street Channel  
Parcel 2070-111D**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 2 in that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-111C as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

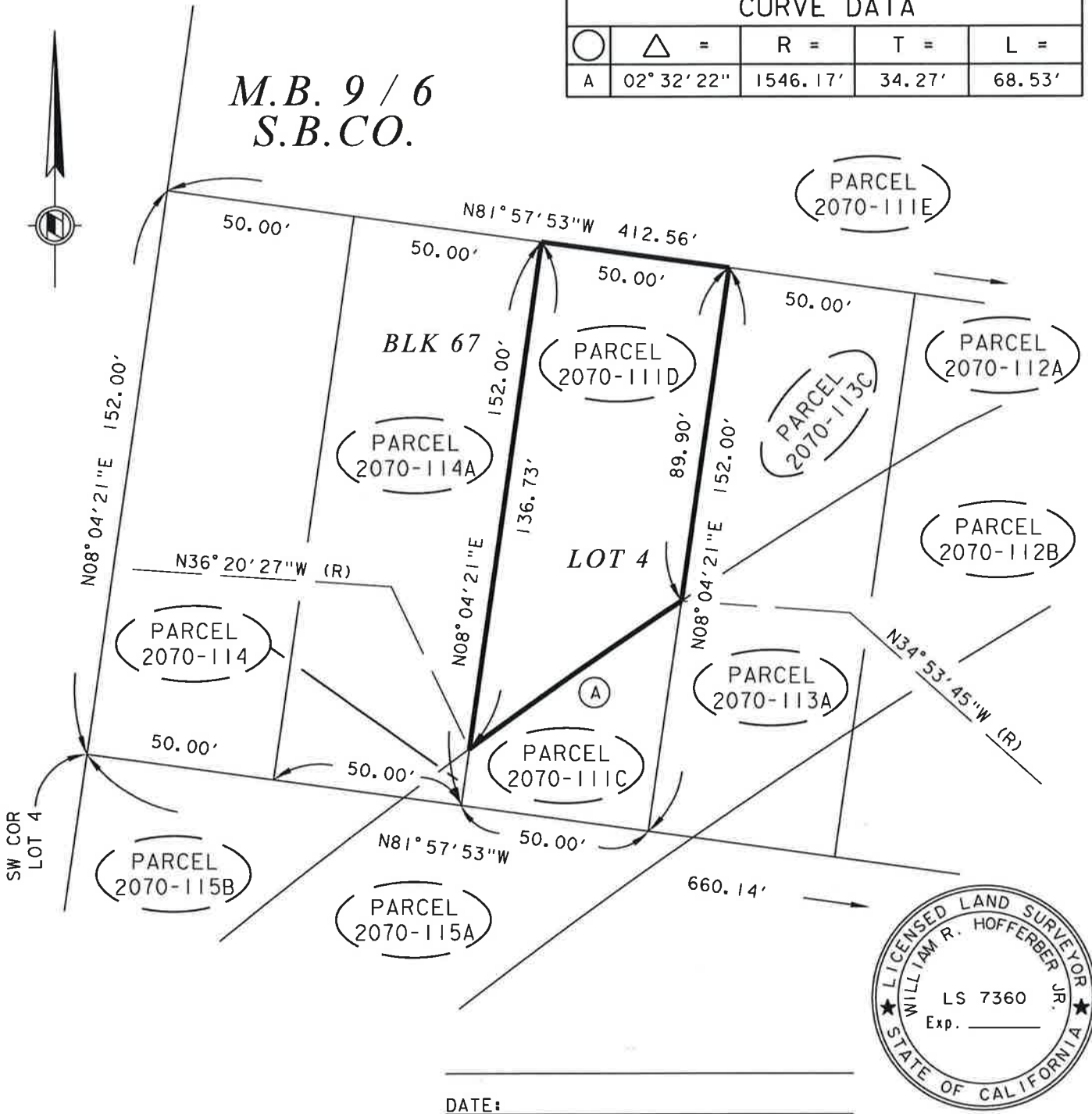
Containing 5649 Square Feet, more or less.

# Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CURVE DATA				
○	△ =	R =	T =	L =
A	02° 32' 22"	1546.17'	34.27'	68.53'

M.B. 9 / 6  
S.B.CO.



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

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

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: <b>OAK STREET CHANNEL</b>			
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 2070-111D	NO SCALE	DAC
		JUL-18-2012	SHEET NO. 1 OF 2





Exhibit "A"

**Oak Street Channel  
Parcel 2070-111E**

All that portion of the westerly rectangular half of the southerly rectangular half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California as described in that certain grant deed recorded on November 20, 1991 as Instrument 404517, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcels 2070-111A and 2070-111B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

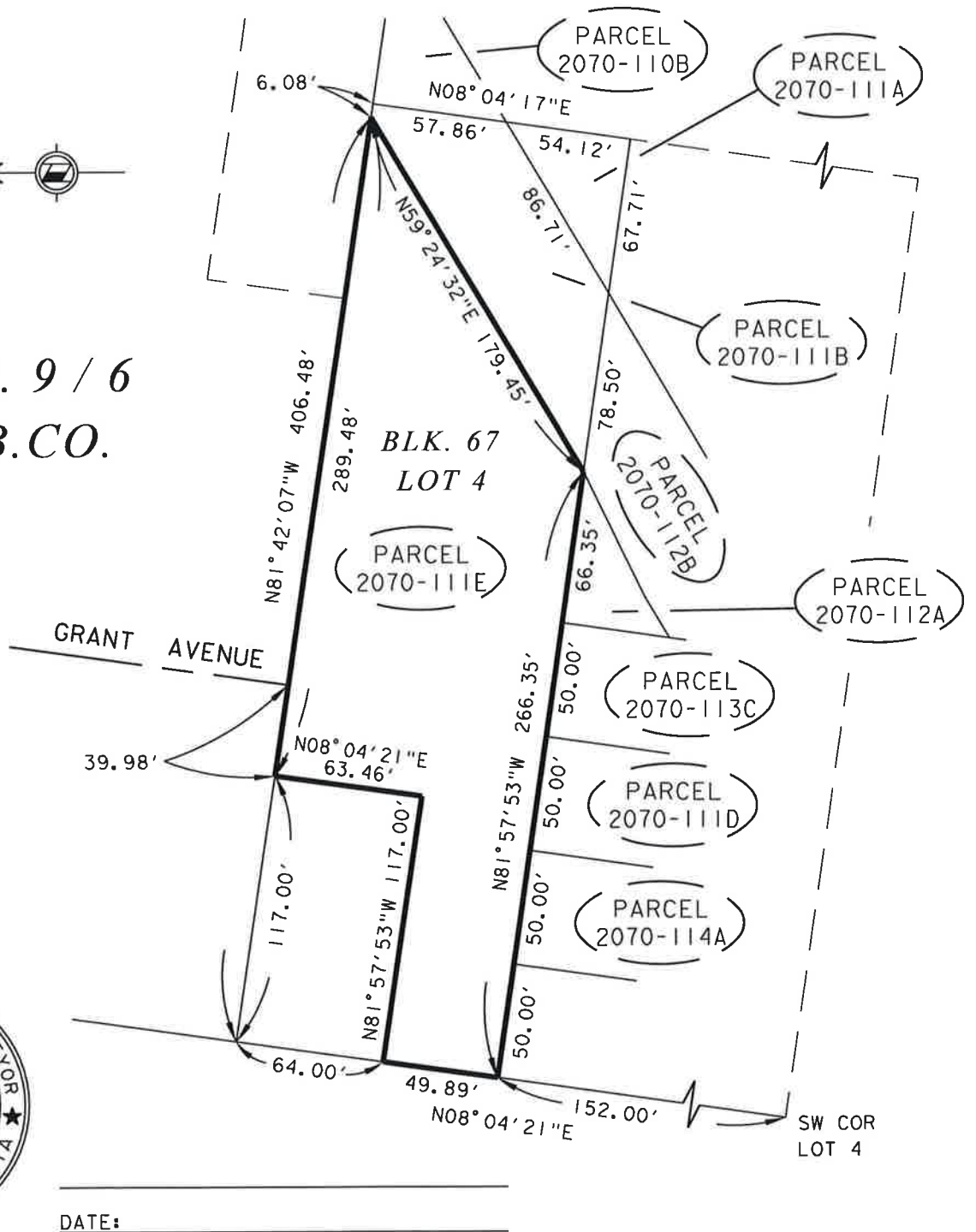
Containing 30,577 Square Feet, more or less.

### Exhibit "B"

ALL THAT PORTION OF THE WESTERLY RECTANGULAR HALF OF THE SOUTHERLY RECTANGULAR HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.



*M.B. 9 / 6*  
*S.B.CO.*



**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**  
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: <b>OAK STREET CHANNEL</b>			
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):  <b>PARCEL 2070-111E</b>	SCALE: <b>NO SCALE</b>	PREPARED BY: <b>CJC</b>
		<b>JUL-18-2012</b>	SHEET NO. <b>1 OF 2</b>



Exhibit "A"

**Oak Street Channel  
Parcel 2070-112A**

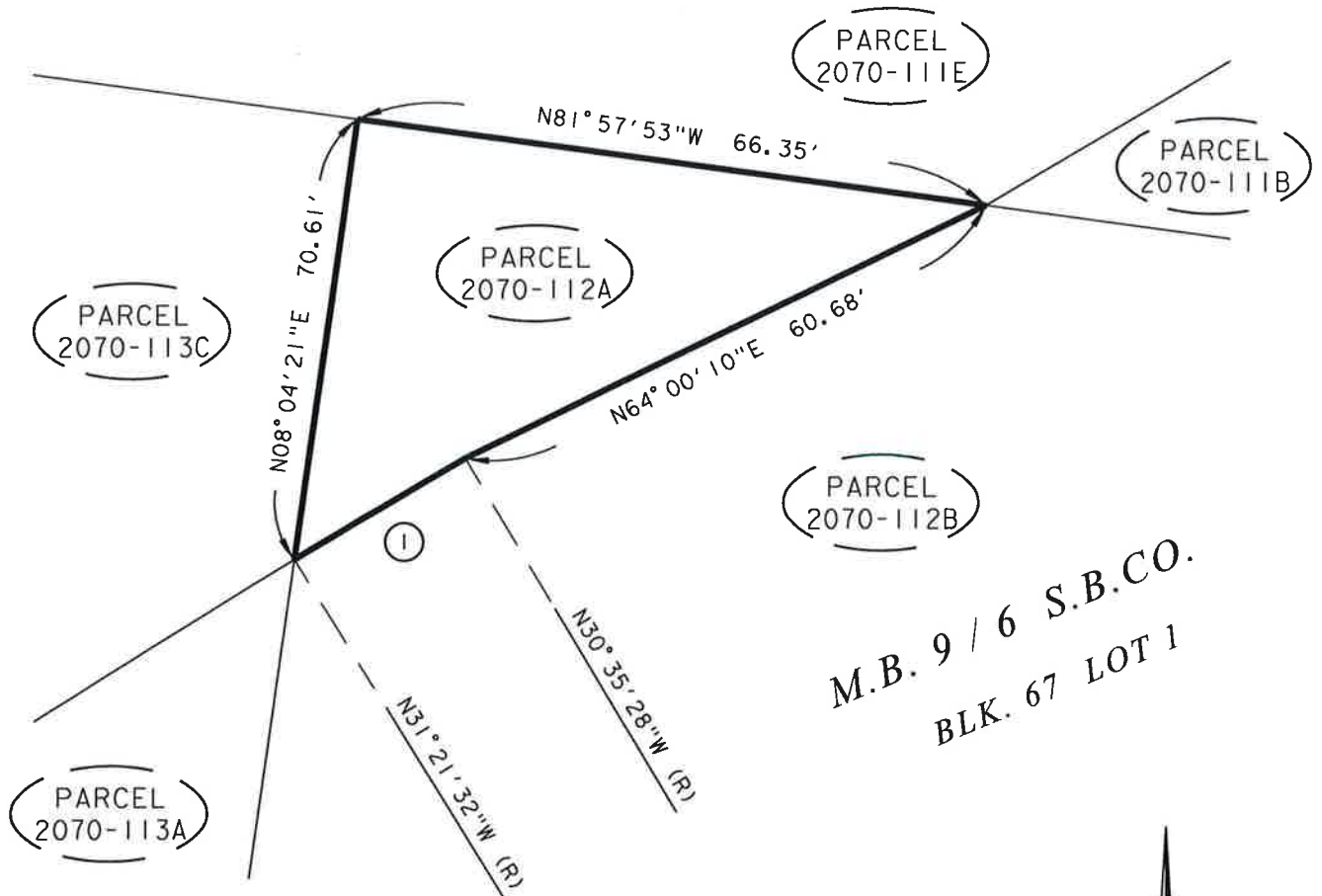
All of Parcel 2070-112A as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Containing 1504 Square Feet, more or less.

# Exhibit "B"

ALL THAT PORTION OF PARCEL 2070-112A AS SHOWN ON RECORD OF SURVEY BOOK 90, PAGES 3 THROUGH 16, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CURVE DATA				
○	△ =	R =	T =	L =
1	00° 46' 04"	1546.17'	10.36'	20.72'



*M.B. 9 / 6 S.B.CO.  
BLK. 67 LOT 1*

*R.S. 90 / 3-16*



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

## RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET 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):

PARCEL 2070-112A

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

CJC

SHEET NO.

1 OF 2

PRELIMINARY SUBJECT TO REVISION

DATE: 07/18/12

# RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT PARCEL SUMMARY SHEET

PROJECT NAME: <b>Oak Street Channel</b>	PROJECT NO.: <b>2-0-00070</b>	DATE: <b>18-Jul-12</b>
<input checked="" type="checkbox"/> LEGAL PLAT	DATE RECORDED: <b>2-279</b>	CITY: <b>City of Corona</b>
<input type="checkbox"/> RECORD OF SURVEY	BOOK/PAGE(S) <b>N/A</b>	REF NOTES: <b>Surplus Property</b>

PARCEL NO.	FF	ESMT	ESMT	FX ESM	AREA		ASSESSOR'S PARCEL NO.	OWNER	PLSS		
					SQ. FT.	ACRES			TWP	RNG	SEC
2070-111D	+				5,649	0.13	118-183-023	R.C.F.C. & W.C.D.	3S	7W	26
2070-111E	+				30,577	0.70	118-183-006	R.C.F.C. & W.C.D.	3S	7W	26
<b>2070-112A</b>	<b>+</b>				<b>1,504</b>	<b>0.03</b>	<b>118-183-047</b>	<b>R.C.F.C. &amp; W.C.D.</b>	<b>3S</b>	<b>7W</b>	<b>26</b>
2070-113C	+				3,407	0.08	118-183-022	R.C.F.C. & W.C.D.	3S	7W	26
2070-114A	+				7,482	0.17	118-183-024	R.C.F.C. & W.C.D.	3S	7W	26
2070-115B	+				3,804	0.09	118-201-011	R.C.F.C. & W.C.D.	3S	7W	26

Exhibit "A"

**Oak Street Channel  
Parcel 2070-113C**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, on Map Book 9, Page 6, records of San Bernardino County, State of California as described by that certain grant deed recorded on September 11, 1991 as Instrument 398121, records of Riverside County, State of California, located within the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-113A and 2070-113B as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

Containing 3407 Square Feet, more or less.

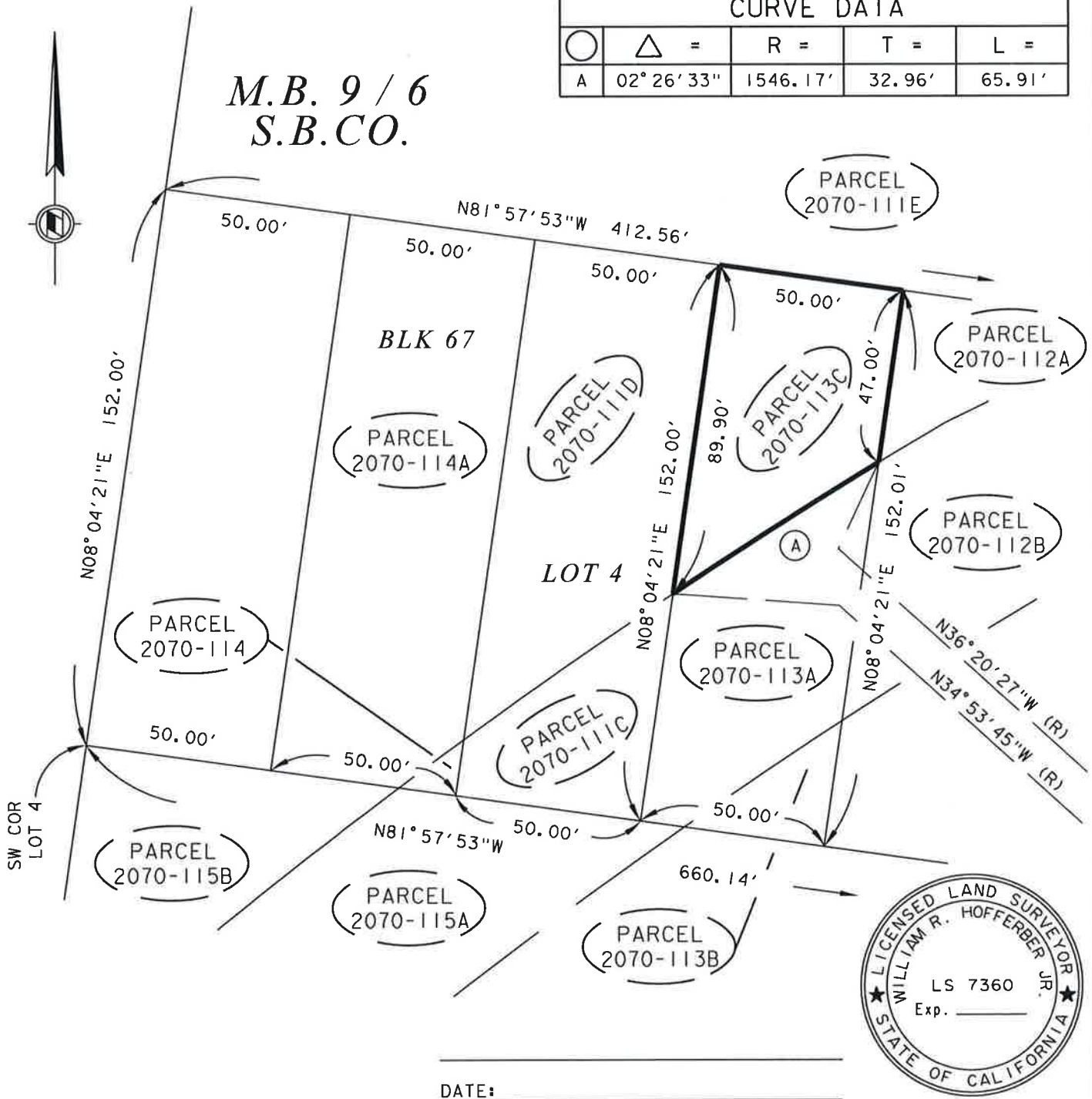


# Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CURVE DATA				
○	△ =	R =	T =	L =
A	02° 26' 33"	1546.17'	32.96'	65.91'

**M.B. 9 / 6**  
**S.B.CO.**



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

**RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**  
1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: <b>OAK STREET CHANNEL</b>			
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): <b>PARCEL 2070-113C</b>	SCALE: <b>NO SCALE</b>	PREPARED BY: <b>DAC</b>
		<b>JUL-18-2012</b>	SHEET NO. <b>1 OF 2</b>



Exhibit "A"

**Oak Street Channel  
Parcel 2070-114A**

All that portion of the westerly half of Lot 4 in Block 67 of the lands of South Riverside Land and Water Company, as shown on Map Book 9, Page 6, records of San Bernardino County, State of California and described as Parcel 1 of that certain grant deed recorded on October 9, 1991 as Instrument 350338, records of Riverside County, State of California, located with the city of Corona, County of Riverside, State of California.

Excepting therefrom any portion lying within Parcel 2070-114 as shown on Record of Survey Book 90, Pages 3 through 16, inclusive, records of Riverside County, State of California.

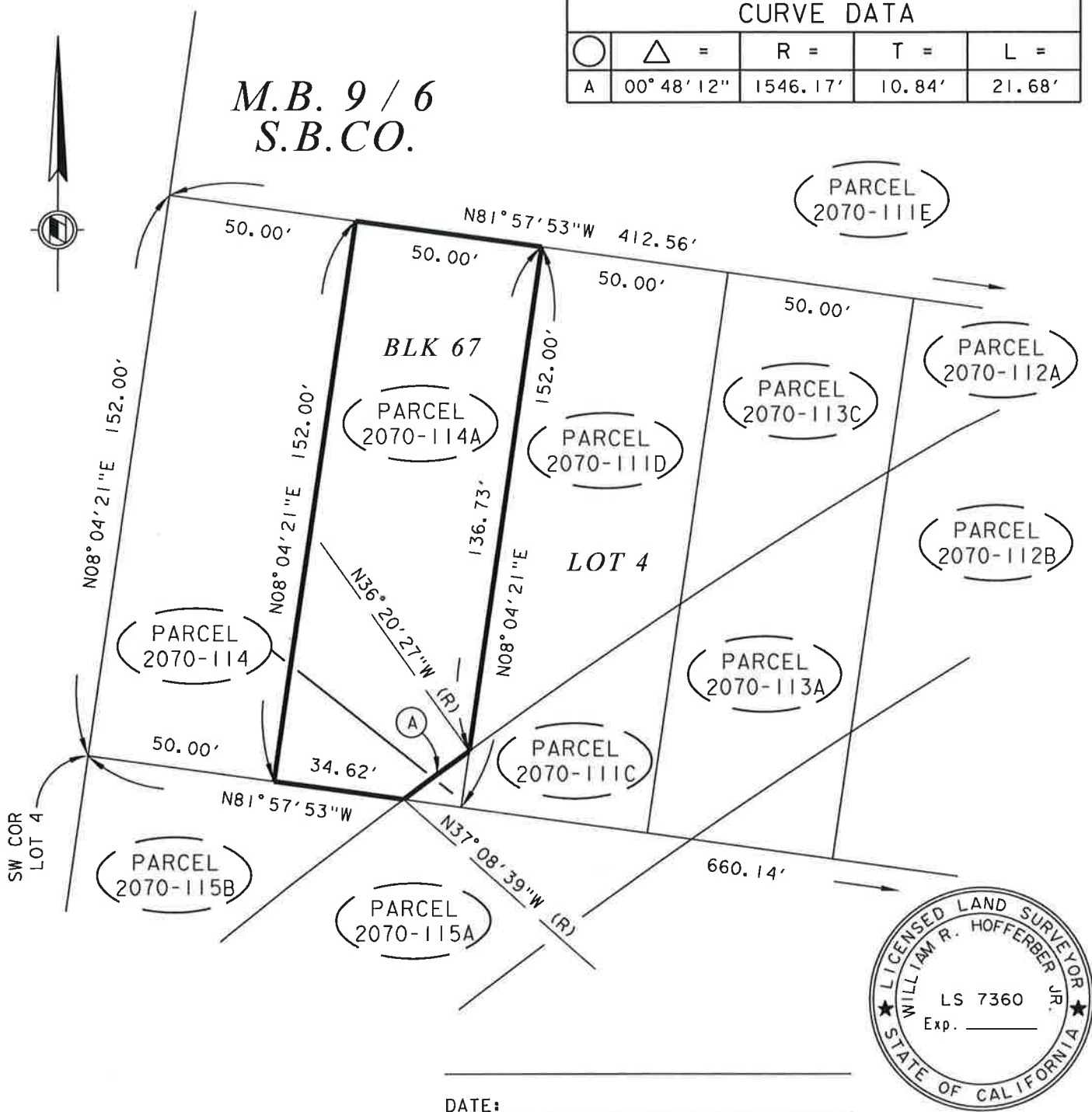
Containing 7482 Square Feet, more or less.

## Exhibit "B"

ALL THAT PORTION OF THE WESTERLY HALF OF LOT 4 IN BLOCK 67 OF THE LANDS OF SOUTH RIVERSIDE LAND AND WATER COMPANY, AS SHOWN ON MAP BOOK 9, PAGE 6, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, WITHIN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

*M.B. 9 / 6*  
*S.B.CO.*

CURVE DATA				
○	△ =	R =	T =	L =
A	00° 48' 12"	1546.17'	10.84'	21.68'



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

### RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

OAK STREET 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):

PARCEL 2070-114A

SCALE:

NO SCALE

JUL-18-2012

PREPARED BY:

DAC

SHEET NO.

1 OF 2

DRAFTIMINARY SUBJECT TO REVISION

DATE: 07/18/12

# RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

## PARCEL SUMMARY SHEET

PROJECT NAME: <b>Oak Street Channel</b>		PROJECT NO.: <b>2-0-00070</b>	DATE: <b>18-Jul-12</b>
<input checked="" type="checkbox"/> LEGAL PLAT		DATE RECORDED:	CITY: <b>City of Corona</b>
<input type="checkbox"/> RECORD OF SURVEY		DRAWING NO.: <b>2-279</b>	REF NOTES: <b>Surplus Property</b>
		BOOK/PAGE(S) GIS GEOMETRY: <b>N/A</b>	

PARCEL NO.	FM	ESMT	T.C.	EX. ESMT	AREA		ASSESSOR'S PARCEL NO.	OWNER	PLSS		
					SQ. FT.	ACRES			TWP	RNG	SEC
2070-111D	+				5,649	0.13	118-183-023	R.C.F.C. & W.C.D.	3S	7W	26
2070-111E	+				30,577	0.70	118-183-006	R.C.F.C. & W.C.D.	3S	7W	26
2070-112A	+				1,504	0.03	118-183-047	R.C.F.C. & W.C.D.	3S	7W	26
2070-113C	+				3,407	0.08	118-183-022	R.C.F.C. & W.C.D.	3S	7W	26
<b>2070-114A</b>	<b>+</b>				<b>7,482</b>	<b>0.17</b>	<b>118-183-024</b>	<b>R.C.F.C. &amp; W.C.D.</b>	<b>3S</b>	<b>7W</b>	<b>26</b>
2070-115B	+				3,804	0.09	118-201-011	R.C.F.C. & W.C.D.	3S	7W	26