

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

918 B



FROM: General Manager-Chief Engineer

SUBMITTAL DATE:

July 15, 2014

SUBJECT: South Norco Channel, Stage 6, Project No. 2-0-00150 Resolution No. F2014-25 Authorization to Convey A Fee Interest in Real Property to the City of Norco With An Easement Interest Reservation in favor of the District, located in the City of Norco, County of Riverside, a portion of APN 125-190-016 and Parcel 2150-22 by Quitclaim Deed – CEQA Findings of Exemption – District 2/District 2 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Finds that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15301 and 15061(b)(3);
2. Adopt Resolution No. F2014-25, Authorization to Convey A Fee Interest in Real Property to the City of Norco With An Easement Interest Reservation in favor of the District, located in the City of Norco, County of Riverside, a portion of APN 125-190-016 and Parcel 2150-22 by Quitclaim Deed; and
3. Authorize the Chairman of the District's Board of Supervisors to execute the Quitclaim Deed in favor of the City of Norco; and

Continued on Page 2

GSW:rlp
P8/161165

WARREN D. WILLIAMS
General Manager-Chief Engineer

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 6-19-14
DATE: _____
SYNTHIA M. GUNZEL
156 Departmental Comments

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY:
Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order
- Pre. Agn. Ref.:

Pre. Agn. Ref.:

District: 2nd/2nd

Agenda Number:

11-5

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

FORM 11: South Norco Channel, Stage 6, Project No. 2-0-00150 Resolution No. F2014-25 Authorization to Convey A Fee Interest in Real Property to the City of Norco With An Easement Interest Reservation in favor of the District, located in the City of Norco, County of Riverside, a portion of APN 125-190-016 and Parcel 2150-22 by Quitclaim Deed – CEQA Findings of Exemption – District 2/District 2 [\$0]

DATE: July 15, 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION: continued

4. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all actions necessary to complete this transaction.
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of this conveyance.

BACKGROUND:

Summary

Two (2) years ago the City of Norco widened the intersection of 2nd Street and Corona Avenue. In doing so, the widening was constructed over District owned property which has subterranean facilities. This intersection is approximately two (2) blocks from the northbound off ramp of the I-15 freeway and provides access to Norco High School. In order to remedy this encroachment, staff is requesting the parcel be conveyed to the City and the District retain the subsurface rights for the existing facilities. This will remove both a maintenance and potential liability problem for the District.

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

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

Resolution No. F2014-25 has been approved as to form by County Counsel.

Impact on Residents and Businesses

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

ATTACHMENTS (if needed, in this order):

1. Resolution No. F2014-25
2. Notice of Exemption

1 BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

3 RESOLUTION NO. F2014-25

4 AUTHORIZATION TO CONVEY A FEE INTEREST IN REAL PROPERTY
5 TO THE CITY OF NORCO WITH A RESERVATION OF AN EASEMENT INTEREST
6 IN FAVOR OF THE RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
7 BY QUITCLAIM DEED,
8 SOUTH NORCO CHANNEL, STAGE 6
PROJECT NO. 2-0-00150

9 WHEREAS, the Riverside County Flood Control and Water Conservation District
10 ("District") owns certain fee interests in real property, consisting of approximately 3130 square
11 feet of land, located at the southwest corner of 2nd Street and Corona Avenue in the City of
12 Norco, County of Riverside, State of California, being a portion of a parcel identified with
13 Assessor's Parcel Number 125-190-016 and Parcel No. 2150-22B, ("Property") as further legal
14 described in Exhibit "A" and shown on Exhibit "B", attached hereto and by this reference
15 incorporated herein; and

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

18 WHEREAS, the City of Norco widened the intersection of 2nd Street and Corona Avenue
19 prompting the need to utilize the Property; and

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

24 WHEREAS, the District desires to convey the Property to the City of Norco by Quitclaim
25 Deed with an easement reservation in favor of the District to continue to operate and maintain its
26 Facilities and City desires to accept the Property; now, therefore,

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 10-19-14
DATE
SYNTHIA M. GUNZEL

1 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of
2 the Riverside County Flood Control and Water Conservation District, in regular session
3 assembled on July 15, 2014 at 10:30 a.m. or soon thereafter, in its meeting room located on the
4 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, with at
5 least four-fifths of all members concurring, the authorization of the conveyance to the City of
6 Norco the following described real property: the fee interest over portions of Assessor's Parcel
7 Number 125-190-016 with an easement reservation in favor of the District, located at the
8 southwest corner of 2nd Street and Corona Avenue in City of Norco, County of Riverside, State
9 of California, referenced as Parcel No. 2150-22B, more particularly described and depicted in
10 Exhibits "A" and "B".

11 BE IT FURTHER RESOLVED and DETERMINED by the Board that this conveyance
12 to the City of Norco does not interfere with the use of the real property for the purposes of the
13 District; and

14 BE IT FURTHER RESOLVED and DETERMINED that the Chairman of the Board of
15 Supervisors of the District is authorized to execute the Quitclaim Deed on behalf of the District;
16 and

17 BE IT FURTHER RESOLVED AND DETERMINED that the General Manager-Chief
18 Engineer, or his designee, is authorized to execute any other associated documents and
19 administer all actions necessary to complete the conveyance of real property to the City of Norco
20 and this transaction.

21 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the
22 Board is directed to cause a copy of this Resolution to be posted in at least three (3) public places
23 within the County of Riverside for no less than fifteen (15) days.
24
25
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EXHIBIT "A"

**South Norco Channel Stage 6
Parcel 2150-22B**

Being a portion of Parcel 2150-22 as shown on Record of Survey Book 51, Pages 42 through 54, inclusive, records of Riverside County, within the city of Norco, State of California, more particularly described as follows:

Parcel 2150-22B as shown on Record of Survey Book 140, Pages 58 through 62, inclusive.



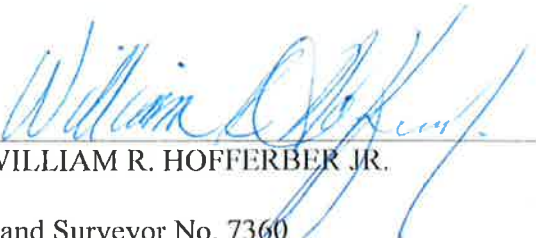
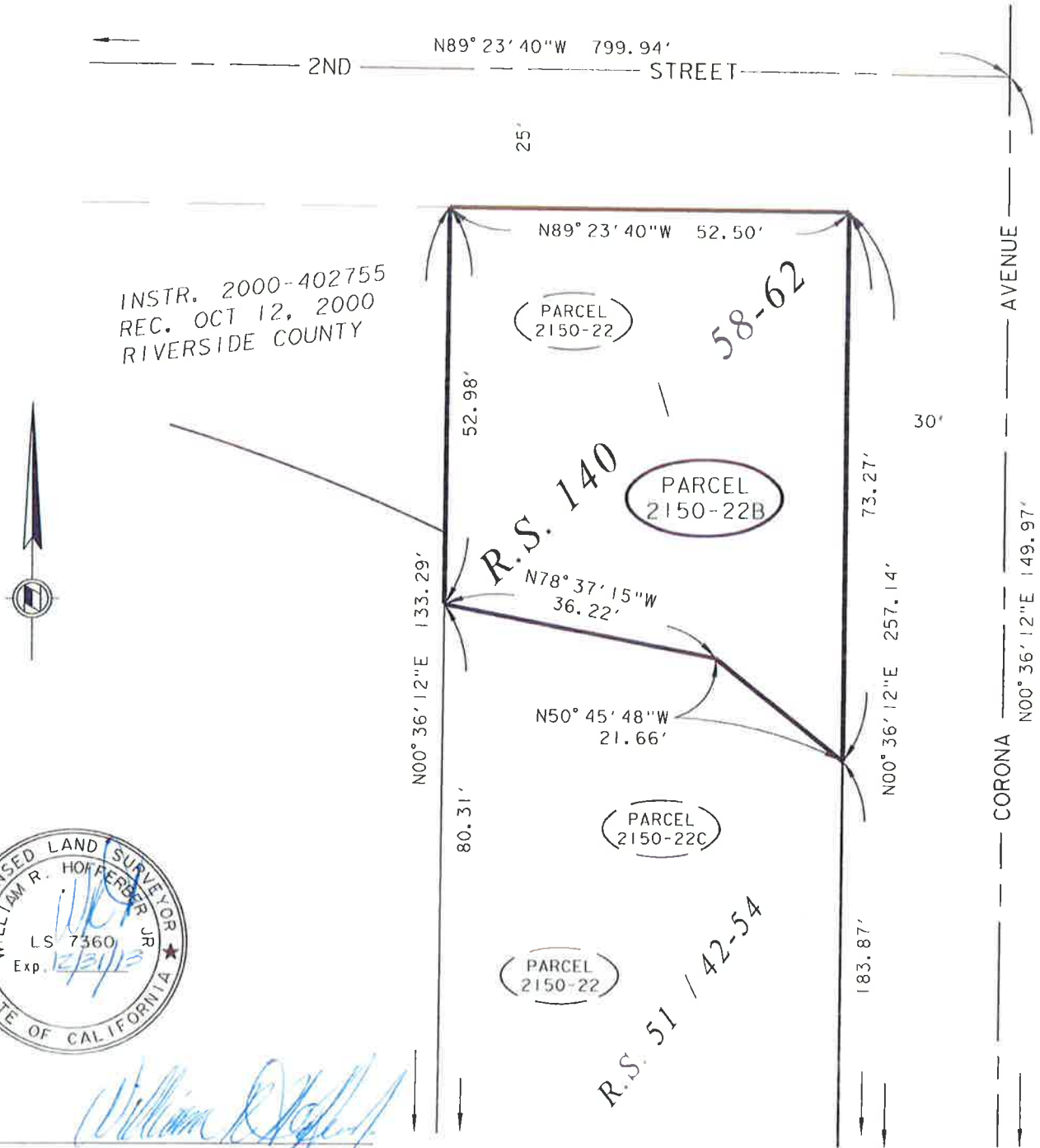

WILLIAM R. HOFFERBER JR.
Land Surveyor No. 7360
Signed For: Riverside County Flood Control
and Water Conservation District
Date: 30 MAY, 2013

Exhibit "B"

PARCEL 2150-22B AS SHOWN ON RECORD OF SURVEY BOOK 140 PAGES 58 THROUGH 62, INCLUSIVE,
RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF NORCO, STATE OF CALIFORNIA.



William R. Hofferber, Jr.

DATE: 30 MAY 2013

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME: SOUTH NORCO CHANNEL STAGE VI			
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 2150-22B	SCALE: NO SCALE MAY-29-2013	PREPARED BY: DAC 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

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project: South Norco Channel, Stg. 6
Project No: 2-0-00150

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

RCFC Parcel No: 2150-22B

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic, the "Grantor"**, hereby remises, relinquishes and quit claims all right title and interest to, **the City of Norco, a municipal corporation, the "Grantee"**, the real property situated in the City of Norco, County of Riverside, State of California, described in legal description attached hereto as Exhibit "A" and "B" and made a part hereof.

RESERVING THEREFROM, unto the Grantor, an easement for subsurface rights, to operate and maintain flood control facilities, to repair, reconstruction, inspection, operation, and maintenance of flood control facilities, and all appurtenant works, including ingress and egress thereto, over, under and across that real property.

Assessor Parcel Number(s): 125-190-016 (portion)

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT:

Date _____

By: _____
Marion Ashley
Chairman

ATTESTS:

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

By: _____
Deputy

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On _____, 2010, before me, _____, 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 "A"

**South Norco Channel Stage 6
Parcel 2150-22B**

Being a portion of Parcel 2150-22 as shown on Record of Survey Book 51, Pages 42 through 54, inclusive, records of Riverside County, within the city of Norco, State of California, more particularly described as follows:

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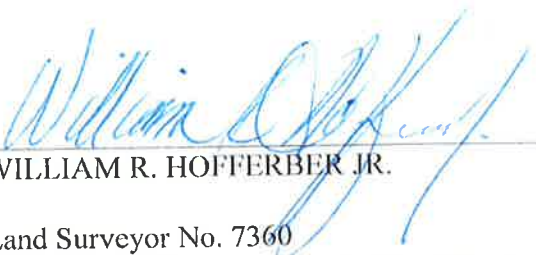
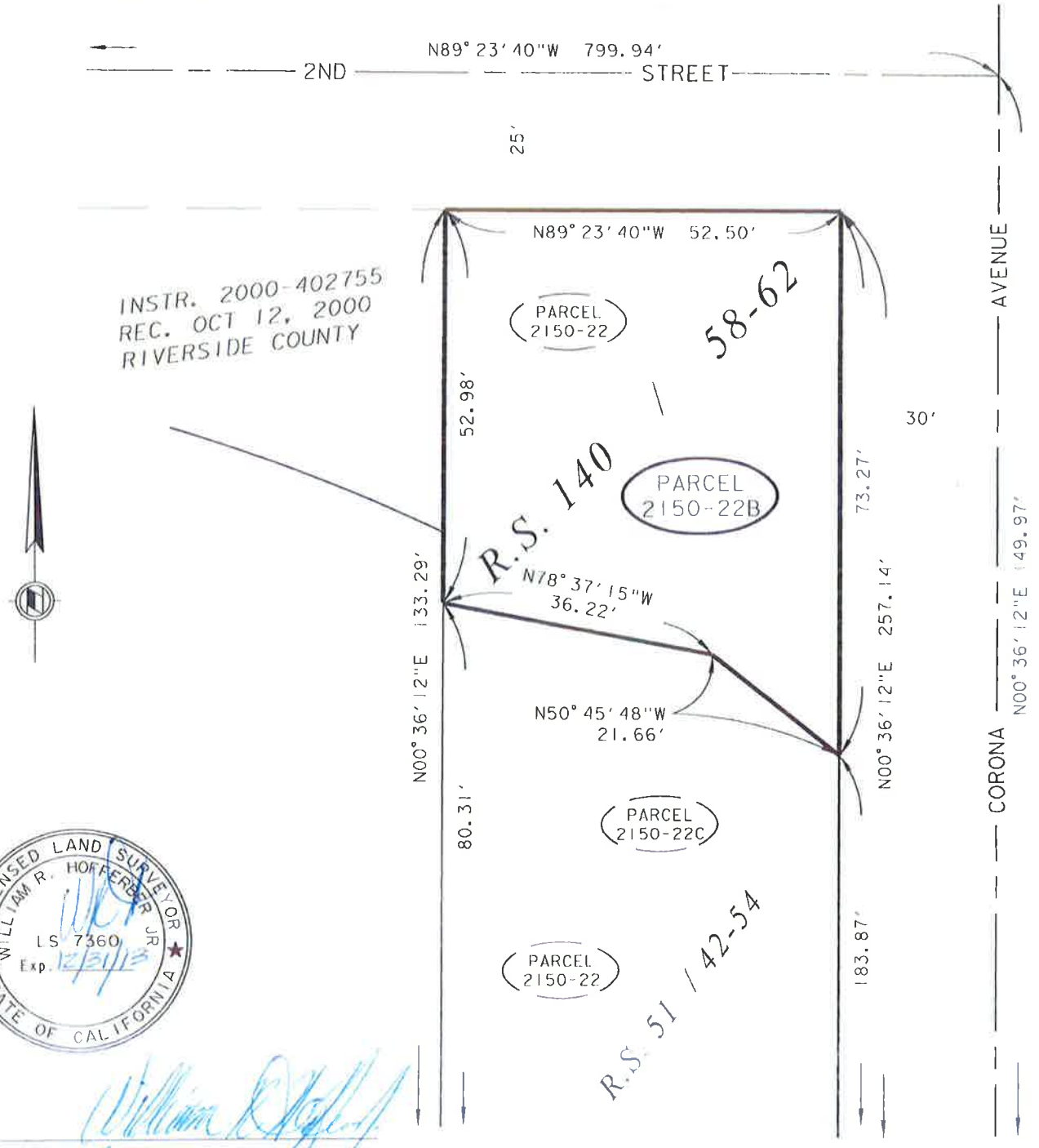

WILLIAM R. HOFFERBER JR.
Land Surveyor No. 7360
Signed For: Riverside County Flood Control
and Water Conservation District
Date: 30 MAY, 2013

Exhibit "B"

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RECORDS OF RIVERSIDE COUNTY, WITHIN THE CITY OF NORCO, STATE OF CALIFORNIA.



William R. Hoffer Jr.

DATE: 30 MAY 2013

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

1995 MARKET ST. RIVERSIDE, CA. 92501

PROJECT NAME:

SOUTH NORCO CHANNEL STAGE VI

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Notice of Exemption

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

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

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

Lead Agency: Riverside County Flood Control and Water Conservation District

Project Title: Real Property Conveyance to the City of Norco with an Easement Interest Reservation in favor of the District; Resolution No. F2014-25

Project Location: City of Norco; County of Riverside

The proposed easement area is located within the District's right-of-way for the South Norco Channel, Stage 6 and includes a portion of Assessor's Parcel Number (APN) 125-190-016 (District Parcel 2150-22). The subject property is located near the southwest corner of the intersection of Second Street and Corona Avenue in the city of Norco, California. The proposed easement area is located within Township 3 South, Range 6 West, Section 18 of the Corona North 7.5 Series USGS Topographic Quadrangle map. The proposed easement is located at approximately 33° 54' 34.9" N, 117° 33' 10.9" W (latitude, longitude).

Project Description: Approval and execution of an agreement to convey a fee interest in real property to the City of Norco with an easement interest reservation in favor of the District for a portion of APN 125-190-016 (District Parcel 2150-22). Two years ago, the City of Norco widened the intersection of Second Street and Corona Avenue. In doing so, the widening was constructed over District-owned property which has subterranean facilities. In order to remedy this encroachment, the parcel will be conveyed to the City and the District will retain subsurface rights for the existing facilities. The conveyance of fee interest to the City will not interfere with the District's function and use of the property because the reservation of the easement interest will still allow the flood and drainage facilities to remain.

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 and the City of Norco

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

Reasons Why Project is Exempt: The conveyance of fee interest ("Project") was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301, Class 1 - Existing Facilities, and Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment. Road improvements and the underground flood facilities already exist upon and under the surface of the property and the Project is merely the transfer of title to another public agency.

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

 X Signed by Lead Agency

Date received for filing at OPR: N/A

RIVERSIDE COUNTY CLERK-RECORDER

AUTHORIZATION TO BILL

TO BE FILLED OUT BY SUBMITTING AGENCY

DATE: 6/11/2014 BUSINESS UNIT/AGENCY: FLOOD CONTROL - FCARC

ACCOUNTING STRING:

ACCOUNT: 526410 FUND: 25120 ✓
DEPT ID: 947420 PROGRAM: _____

AMOUNT: \$50.00

REF: FINAL CEQA POSTING (NOTICE OF EXEMPTION) FOR PROJECT # 222-2-6-00150-00-28-8000-000 S. NORCO CHNL ST PROPERTY CONVEYANCE RESOLUTION F2014-25

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

NUMBER OF DOCUMENTS INCLUDED: 2

AUTHORIZED BY: DARRYLENN PRUDHOLME-BROCKINGTON *DB*

PRESENTED BY: KRIS FLANIGAN XT 58581

CONTACT: DARRYLENN PRUDHOLME-BROCKINGTON EXT 58357

TO BE FILLED OUT BY COUNTY CLERK

ACCEPTED BY: _____

DATE: _____

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

