

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



8103

FROM: General Manager-Chief Engineer

SUBMITTAL DATE:

June 7, 2016

SUBJECT: Resolution No. F2016-17; Declaration of Surplus Real Property and Notice of Intent to Sell Fee Title Interest of District Real Property Located in western unincorporated area of the County of Riverside, State of California; Portion of RCFC Parcel No. 1040-201 Assessor's Parcel Number 269-100-004; Harrison Dam; Project No. 1-0-00046 [\$0]; District 1

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2016-17 Declaration of Surplus Real Property and Notice of Intent to Sell Portion of District Owned Real Property located in western unincorporated area of County of Riverside, State of California; portion of RCFC Parcel No. 1040-201.
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

BACKGROUND:

Summary

Harrison Dam is one of a system of six dams referred to as the Riverside Reservoirs located in the hills south of the city of Riverside. The District purchased the fee title in the real property located within APN 269-100-004 in 1953 from Elmer Hoffman which encompassed approximately 20 acres for the purpose of

AU:rp
P8/204500

JASON E. UHLEY
General Manager-Chief Engineer

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

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
Alex Gann

County Executive Office Signature

MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and is set for public hearing on Tuesday, June 21, 2016 at 9:00 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Washington and Benoit
Nays: None
Absent: Tavaglione and Ashley
Date: June 7, 2016
xc: Flood, COB

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: District: 1st Agenda Number:

11-5

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 5/25/16

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

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

FORM 11: Resolution No. F2016-17; Declaration of Surplus Real Property and Notice of Intent to Sell Portion of District Owned Real Property Located in the western unincorporated area of the County of Riverside, State of California; Portion of RCFC Parcel 1040-201 Assessor Parcel Number 269-100-004; Harrison Dam; Project No. 1-0-00046 [\$0]; District 1

DATE: June 7, 2016

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

building, operating and maintaining Harrison Dam. Lennar Homes is developing a residential tract referred to as Citrus Heights (Tract Map No. 36390) which encompasses 333 acres surrounding the Harrison Dam. McAllister Street is the western property limit to this subdivision. Due to the natural hilly topography, the tract development has been conditioned to include 172 acres to be preserved as open space and will develop the remaining 135 acres into approximately 345 residential units.

The development requires drainage infrastructure which includes storm drains and water quality features. The District has reviewed the improvement plans and approved the proposed facilities. One required feature of the drainage system is a detention basin for water quality purposes. Due to the proposed location of the basin in proximity to the natural watercourse, Lennar Homes has negotiated with the District to place a portion of the water quality basin within District Parcel No. 1040-201. The area herein after referred to as RCFC Parcel No. 1040-202 is approximately 16,620 square feet as described in Exhibit "A" and shown in Exhibit "B". As this facility is a water quality feature and not for flood protection, the maintenance responsibility of the basin shall be placed upon Lennar Homes, its successors and assigns. The District has determined that these subdivision improvements or the conveyance of this real property interest would not interfere with the dam function or the District's maintenance of its facility.

Therefore, the District recommends that the real property referred to as RCFC Parcel No. 1040-202 be declared surplus to the District's needs, and plans to bring the authorization action to the Board on June 21, 2016, for the sale of fee title of Parcel No. 1040-202 to Lennar Homes by Quitclaim Deed at the appraised fair market value of \$7,220.

Resolution No. F2016-17 has been approved as to form by County Counsel.

Impact on Citizens and Businesses

None

Financial:

All costs shall be borne by Lennar Homes

ATTACHMENTS (if needed, in this order):

1. Resolution No. F2016-17
2. Regional Map of the Subject Area
3. Exhibits "A" and "B"

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2016-17

DECLARATION OF SURPLUS REAL PROPERTY AND NOTICE OF INTENT TO SELL
PORTION OF DISTRICT REAL PROPERTY LOCATED IN WESTERN
UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
PORTION OF RCFC PARCEL 1040-201 ASSESSOR PARCEL NUMBER 269-100-004 BY
QUITCLAIM DEED TO LENNAR HOMES
HARRISON DAM, PROJECT NO. 1-0-00046

WHEREAS, the Riverside County Flood Control and Water Conservation District
(District) owns the fee interest in certain real property, located east of McAllister Parkway in
western unincorporated area of the County of Riverside, State of California, referenced as Parcel
No. 1040-201, associated with Assessor's Parcel Number 269-100-004, being 19.90 acres of land,
("District Property"); and

WHEREAS, Lennar Homes ("Lennar") is developing a subdivision referenced as Citrus
Heights ("TM 36390") which surrounds the District's property; and

WHEREAS, due to the topography of the surrounding area, Lennar needs to acquire
approximately 16,620 square feet of fee title from the District's property for the purpose of a
detention/water quality basin required for TM 36390 drainage infrastructure, in which Lennar,
their successors and assigns shall be responsible for the operation and maintenance; and

WHEREAS, that portion of Parcel 1040-201, to be sold and conveyed is hereinafter
referred to as Parcel No. 1040-202; and

WHEREAS, pursuant to Water Code Appendix Chapter 48, Section 5 and 13, the District
may dispose of any interest in real property determined to no longer be necessary for the use and
purpose of the District.

FORM APPROVED COUNTY COUNSEL
BY: *Syathia M. Gunzel* 5-25-16
SYATHIA M. GUNZEL DATE

1 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the
 2 Board of Supervisors of the District in regular session assembled on June 7, 2016, in the meeting
 3 room of the Board of Supervisors of the District located on the 1st floor of the County
 4 Administrative Center, 4080 Lemon Street, Riverside, California, that this Board declares this
 5 property as surplus and notice is hereby given, pursuant to California Water Code Appendix,
 6 Chapter 48, Section 48-9, Paragraph 5, that it intends to convey the fee title interest in Parcel No.
 7 1040-202, by conveying at or after 9:00 a.m. on or after June 21, 2016 to Lennar Homes by
 8 Quitclaim Deed that certain real property in the western unincorporated area of the County of
 9 Riverside, State of California, being a portion of Assessor's Parcel Number 269-100-004,
 10 approximately 16,610 square feet as described in Exhibit "A" and shown on Exhibit "B", attached
 11 hereto and by this reference incorporated herein.
 12

13
 14 BE IT FURTHER RESOLVED AND DETERMINED that the interest to be conveyed is
 15 for detention basin and water quality purposes. The real property being conveyed is no longer
 16 necessary to be retained by the District for public purposes and is in excess to the District's needs.

17 BE IT FURTHER RESOLVED, that the Clerk of the Board of Supervisor is directed to
 18 give notice hereof as provided in Section 6061 of the Government Code.

19 ROLL CALL:

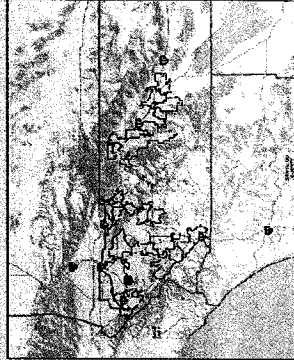
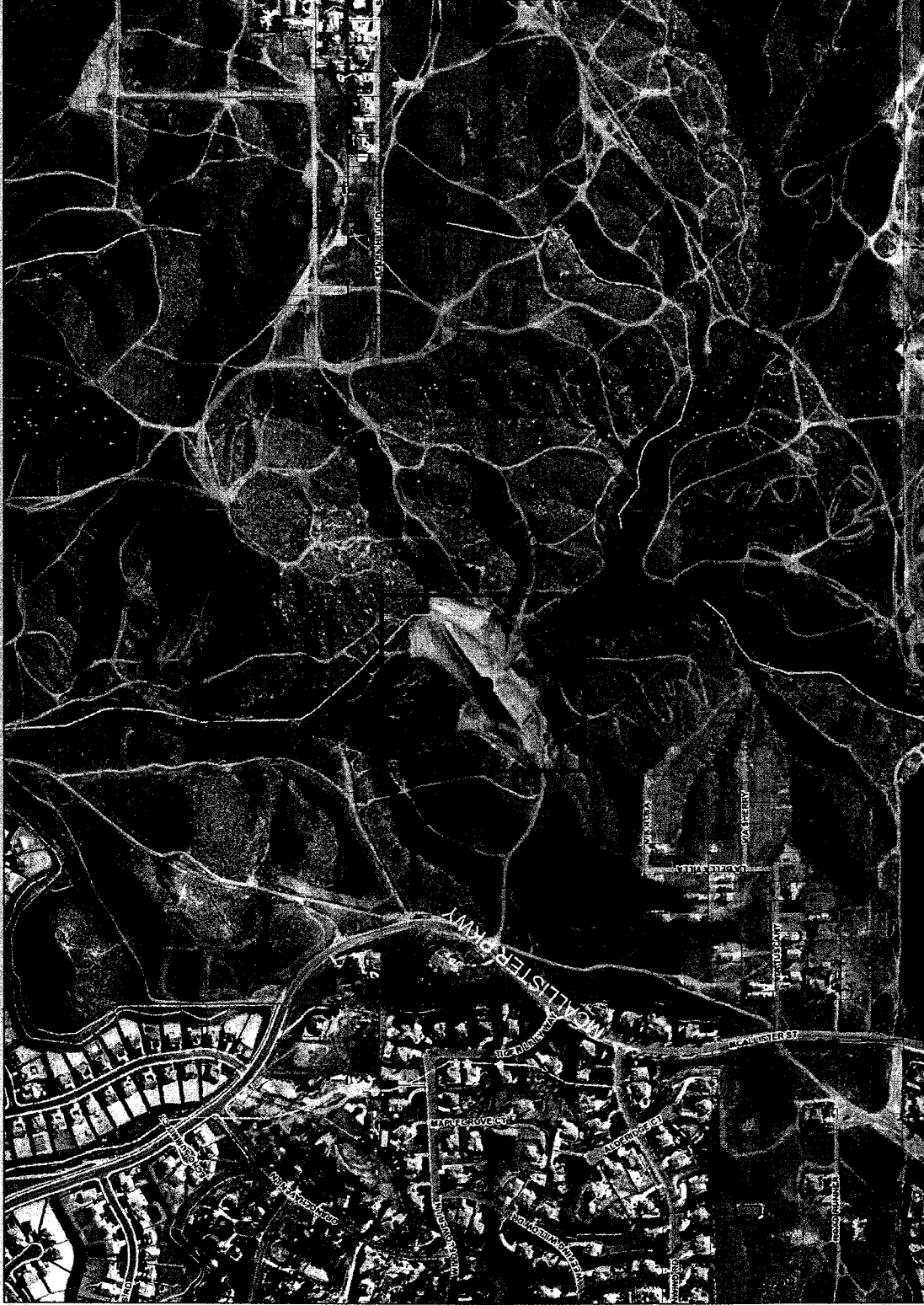
20
 21 Ayes: Jeffries, Washington and Benoit
 22 Nays: None
 23 Absent: Tavaglione and Ashley

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

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Subject: Declaration of Exempt Surplus Real Property & Notice of Intent to Sell

Location: Southwest Riverside, Harrison Dam Portion of Parcel 1040-201



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

World Street Map

Notes
 Resolution No. F2016-017 Portion of
 APN 269-100-004

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 943 1,885 Feet

REPORT PRINTED ON... 5/6/2016 3:46:46 PM

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EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT OF WAY ACQUISITION

PARCEL "A"

BEING A PORTION OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PARCEL 1040-201 AS SHOWN ON RECORD OF SURVEY BOOK 53, PAGE 79, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND LYING WITHIN THE NORTH ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 WEST, OF THE SAN BERNARDINO BASELINE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 1040-201;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1040-201, SOUTH 89°30'35" EAST, A DISTANCE OF 38.65 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE, NORTH 53°20'36" EAST, A DISTANCE OF 81.82 FEET;

THENCE NORTH 71°13'27" EAST, A DISTANCE OF 44.27 FEET;

THENCE NORTH 87°31'21" EAST, A DISTANCE OF 134.08 FEET;

THENCE SOUTH 74°00'22" EAST, A DISTANCE OF 26.60 FEET;

THENCE SOUTH 58°23'28" EAST, A DISTANCE OF 25.30 FEET;

THENCE SOUTH 33°29'57" EAST, A DISTANCE OF 28.60 FEET;

THENCE SOUTH 01°06'47" EAST, A DISTANCE OF 27.07 FEET, TO THE SOUTHERLY LINE OF SAID PARCEL 1040-201;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°30'35" WEST, A DISTANCE OF 304.95 FEET, TO THE **TRUE POINT OF BEGINNING**;

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

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE _____

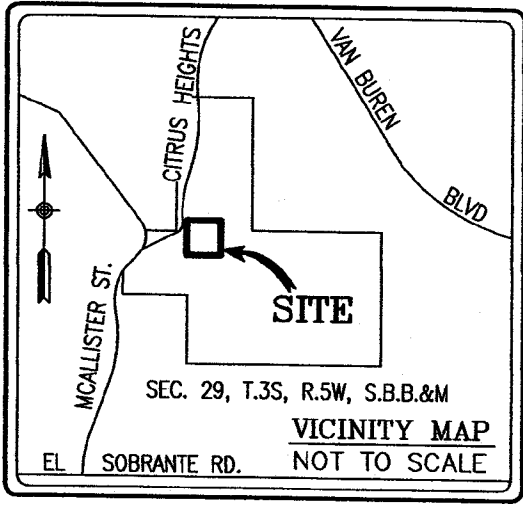
Miguel

DATE _____

5/5/15



EXHIBIT "B"



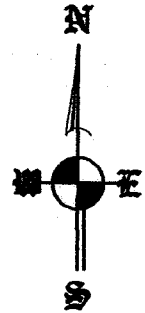
SURVEYOR'S NOTE

() INDICATES RECORD DATA PER R.S. 53/79.

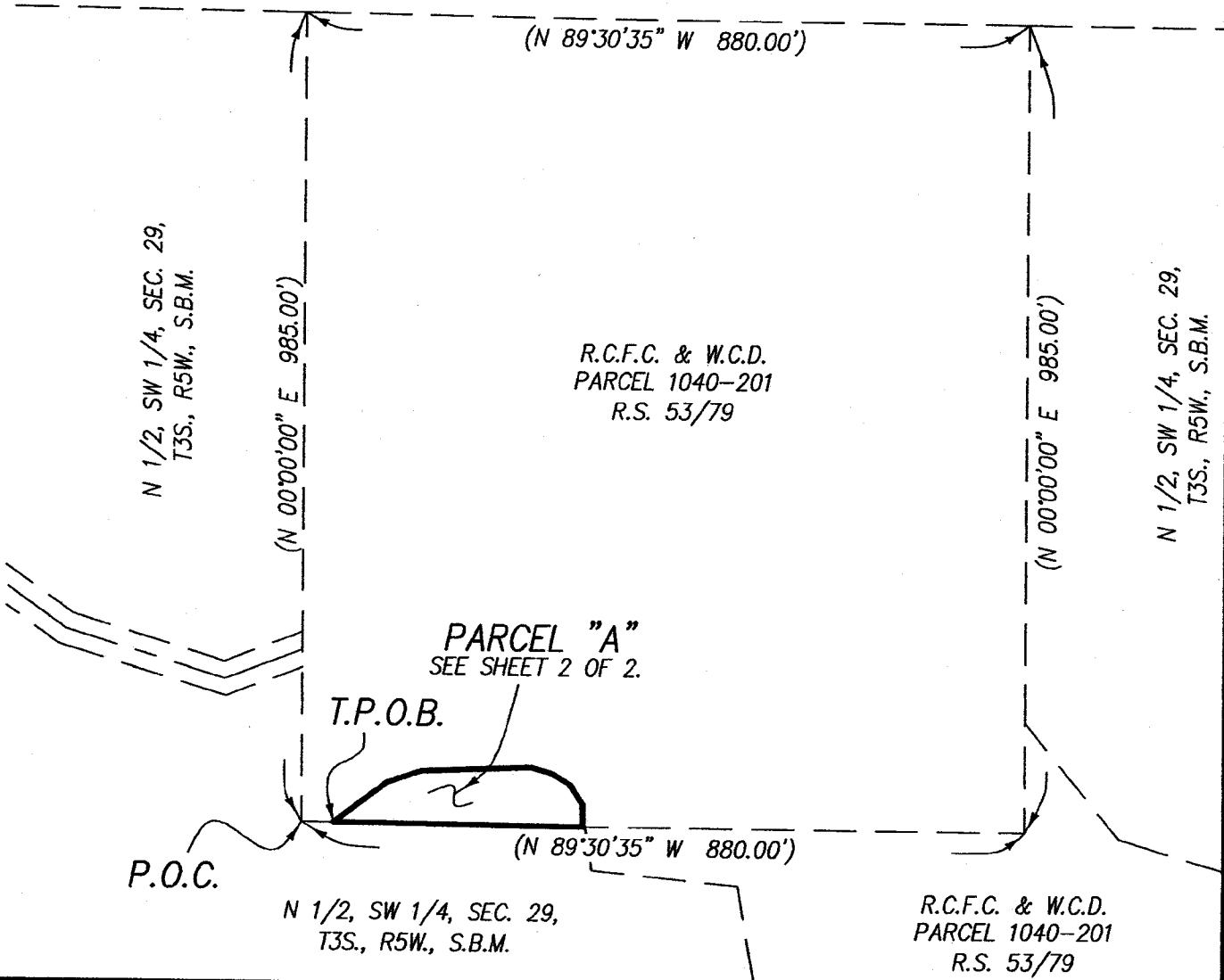
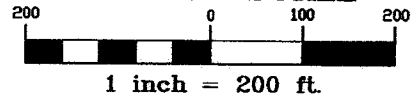
R.C.F.C. & W.C.D. INDICATES RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ. FT. OR 0.38 ACRES MORE OR LESS.

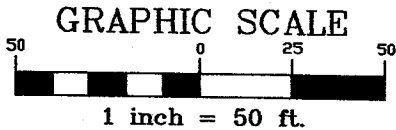
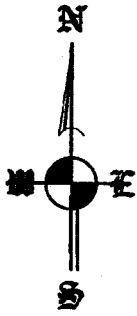


GRAPHIC SCALE



THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET <u>1</u> OF <u>2</u>	W.O. # 15-047
SCALE: 1" = 200'	DRAWN BY <u>MAV</u> DATE <u>04/29/15</u>	EXHIBIT FOR RIGHT OF WAY ACQUISITION

EXHIBIT "B"



SURVEYOR'S NOTE

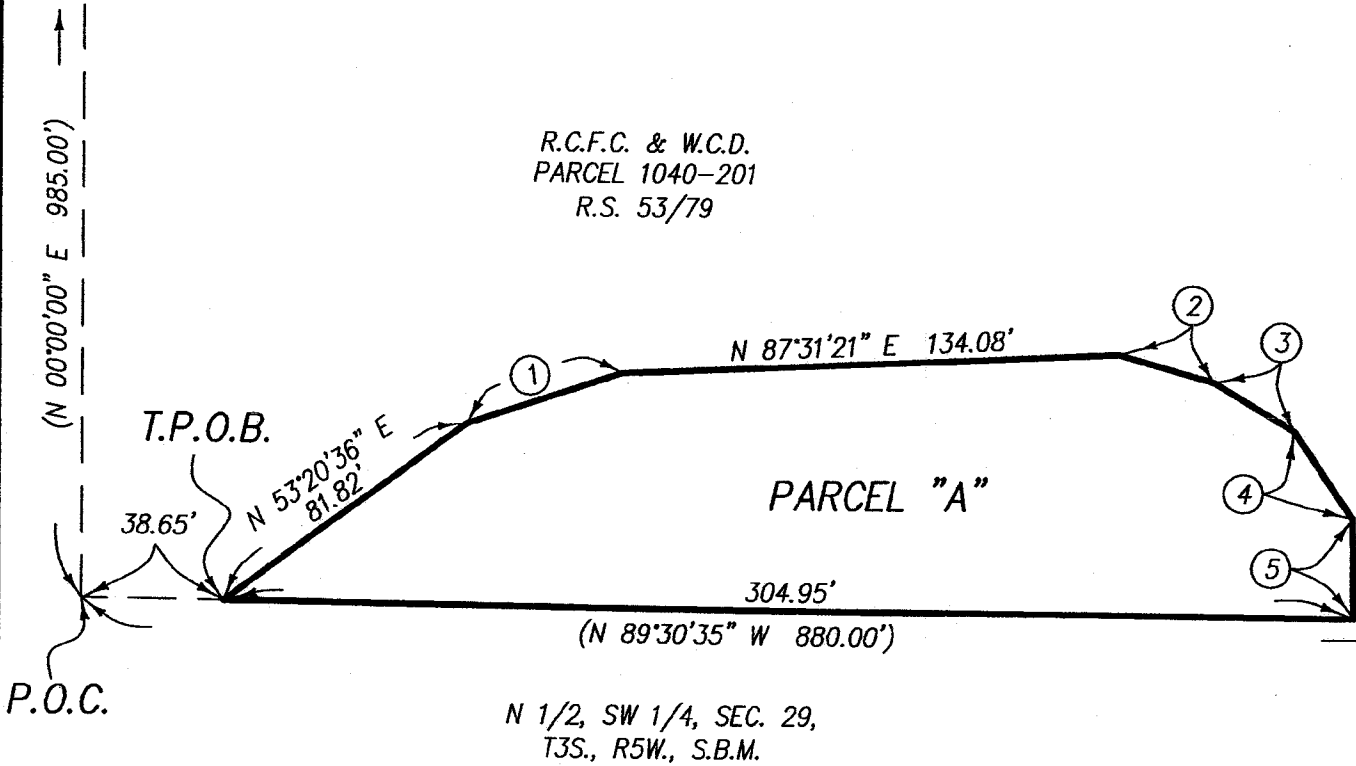
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R.C.F.C. & W.C.D. INDICATES RIVERSIDE COUNTY
FLOOD CONTROL AND WATER
CONSERVATION DISTRICT.

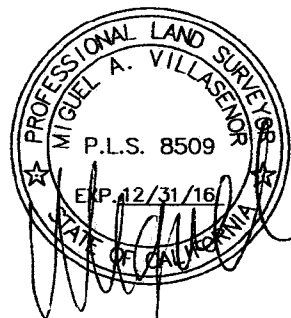
AREA NOTES

PARCEL "A" CONTAINS 16,620 SQ.
FT. OR 0.38 ACRES MORE OR LESS.

R.C.F.C. & W.C.D.
PARCEL 1040-201
R.S. 53/79



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N71°13'27"E	--	44.27'
2	S74°00'22"E	--	26.60'
3	S58°23'28"E	--	25.30'
4	S33°29'57"E	--	28.60'
5	S01°06'47"E	--	27.07'



THIS PLAT IS SOLEY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

W.O. #
15-047

SCALE: 1" = 50'

DRAWN BY MAV DATE 04/29/15

EXHIBIT FOR RIGHT OF WAY ACQUISITION