

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



ITEM
11.6
(ID # 10796)

MEETING DATE:

Tuesday, September 10, 2019

FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Approval of Property Use Agreement Between the Riverside County Flood Control and Water Conservation District and Howard Larson, Janice Larson and Kevin Larson, Access Road, Perpetual Term Subject to Conditions, RCFC Parcel No. 2142-4, CEQA Exempt, District 2. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 "Existing Facilities" exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Approve the attached Property Use Agreement between the Riverside County Flood Control and Water Conservation District (District) and Howard Larson, Janice Larson and Kevin Larson, and authorize the Chairwoman of the Board to execute the same on behalf of the District; and
3. Direct the Clerk of the Board to return two (2) executed Property Use Agreements to the District.

ACTION:Policy

Handwritten signature of Jason Uhley in black ink.

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

8/28/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez and Hewitt
Nays: None
Absent: Washington
Date: September 10, 2019
xc: Flood

Kecia R. Harper
Clerk of the Board

By: Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
OF SUPERVISORS
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Contract Revenue - The subject Property Use Agreement is a revenue generating instrument.			Budget Adjustment: No	
			For Fiscal Year: 19/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The District acquired real property in 1986 for the construction of the North Norco Channel Line NA in the city of Norco. This acquisition resulted in the loss of vehicular access to the backyard of a property contiguous with and adjacent to the North Norco Channel Line NA, located at 3591 Valley View Avenue. The District issued an encroachment permit in October 1986 to Allen Penton, the owner of the adjacent property, to facilitate vehicular access to the rear yard of 3591 Valley View Avenue. Allen Penton sold the subject property to Howard and Janice Larson in 2016, thus terminating Encroachment Permit No. 2-0-142-1274. This Property Use Agreement formalizes an agreement between the District and Howard, Janice and Kevin Larson for the continued use of District property for vehicular access to the backyard of 3591 Valley View Avenue, increases the property use fee from \$100 annually to \$300 annually, and revises the Larson's insurance requirements to be consistent with current Riverside County Risk Management protocols.

CEQA

The Property Use Agreement will not result in physical changes or expansion to District property. Therefore, the project related activities within the District's right of way are consistent with the criteria for a Class 1 Existing Facilities Categorical Exemption pursuant to Section 15301 of the State CEQA Guidelines. The Class 1 Categorical Exemption applies to projects such as leasing existing public and private structures or topographical features involving negligible or no expansion of use.

Additionally, the project is consistent with State 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 will have a significant effect on the environment. Therefore, pursuant to CEQA, the project was determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities exemption and Section 15061(b)(3), "Common Sense" exemption.

Impact on Residents and Businesses

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD
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The District concludes that there will be no fiscal impact on private residents or private businesses as a result of the Board's approval of the subject Property Use Agreement.

Additional Fiscal Information

Approving this Property Use Agreement increases the property use fee from \$100 annually to \$300 annually and revises the Permittee's insurance requirements to be consistent with current Riverside County Risk Management protocols.

Contract History and Price Reasonableness

The proposed Property Use Agreement replaces an encroachment permit that was terminated due to change in ownership; it has a perpetual term, is subject to conditions, and charges a nominal property use fee.

ATTACHMENTS:

1. Property Use Agreement



Jason Farin, Senior Management Analyst

9/4/2019



Gregory V. Priamos, Director County Counsel

8/29/2019

HOWARD C. LARSON and JANICE M. LARSON,
Trustees of The Larson Revocable Living Trust dated
November 1, 1995, and KEVIN LARSON, an individual,
hereinafter referred to as ("Permittee 2"), and

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT,
a body politic, hereinafter referred to as ("District")

Project: North Norco Channel Line NA
 Project No. 2-0-00142
 RCFC Parcel No. 2142-4
 APN 131-290-024

PROPERTY USE AGREEMENT

This Property Use Agreement, hereinafter called "Agreement", is entered into on September 10, 2019 by and between the RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic, hereinafter called "District", and HOWARD C. LARSON and JANICE M. LARSON, Trustees of The Larson Revocable Living Trust dated November 1, 1995, and KEVIN LARSON, an individual, hereinafter collectively called "Permittee 2". District and Permittee 2 may hereinafter collectively be referred to as the "Parties". The effective date of this Agreement shall be the date this Agreement is fully executed by the Parties, as evidenced by the date indicated hereinabove (the "Effective Date").

RECITALS

WHEREAS, District is the fee owner of the real property located at the North Norco Channel Line ("District Facilities") between Station 9+53.18 at Valley View Avenue and Station 8+40, having Assessor's Parcel Number 131-290-024 and District Parcel Number 2142-4, hereinafter referred to as the "Property", more particularly depicted on Exhibit "A" attached hereto; and

WHEREAS, 3591 Valley View Avenue, Norco, California, having Assessor's Parcel Number 131-290-025, hereinafter referred to as "3591", is located adjacent to the Property; and

WHEREAS, District acquired the Property in approximately 1986 and issued an encroachment permit to the then current property owner of 3591, hereinafter called "Permittee 1", allowing Permittee 1 the use of 85 feet of the north access road on the Property for intermittent vehicle access to the rear of 3591 while also collecting a nominal annual fee from Permittee 1 for said use; and

WHEREAS, Permittee 1 sold 3591 to Permittee 2 on March 31, 2016; and

WHEREAS, the Parties desire to enter into this Agreement to allow Permittee 2 to use 85 feet of the north access road of the Property for intermittent vehicle access to the rear of 3591.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, pursuant to the terms and conditions contained herein this Agreement, the Parties hereto do mutually agree as follows:

AGREEMENT

1. **Use of Property.** District grants Permittee 2 a non-exclusive and revocable license for use of 85 feet of the north access road of the Property ("Access Road") for intermittent vehicle access to the rear of 3591, as more particularly depicted by black hatching in the attached Exhibit "A", which is incorporated herein by reference, in accordance with the terms as set forth herein below. Permittee 2's use of the Access Road shall not, in any way whatsoever, impair District facilities' primary flood control purpose and function, or otherwise interfere with District's ability to operate, maintain, repair or reconstruct District facilities or any appurtenant works.
2. **Term.** The Term of this Agreement shall commence on the Effective Date and be perpetual, unless and until terminated in accordance with the provisions of this Agreement.
3. **Property Use Fee.** The annual property use fee of this Agreement shall be THREE HUNDRED DOLLARS AND NO CENTS (\$300.00) which shall be payable on or before July 1st of each year. Said annual property use fee shall be mailed to District at the address referenced below. For the convenience of this Agreement, the annual property use fee set forth herein may be referred to as "Rent".
4. **Indemnification.** Permittee 2 shall:
 - a. Indemnify and hold harmless District, its directors, officers, Board of Supervisors, elected and appointed officials, agents, employees, representatives, independent contractors and subcontractors (collectively, "INDEMNIFIED PARTIES") from any liability whatsoever, based or asserted upon any act or omission of Permittee 2 or their officers, employees, subcontractors, tenants, subtenants, guests, invitees, agents or representatives (collectively, the "Invitees") arising from, related to, or in any manner connected with Permittee 2's or their Invitees' use, and responsibilities in connection therewith, of the Access Road, or the condition thereof, including, but not limited to, property damage, bodily injury or death or any other element of any kind or nature whatsoever arising from, related to, or in any manner connected with Permittee 2's or their Invitees' use of the Access Road. Permittee 2 shall defend, at their sole expense, all costs and fees including, but not limited to, attorneys' fees, cost of investigation, defense and settlements or awards, INDEMNIFIED PARTIES in any claim or legal action based upon such alleged acts or omissions.
 - b. With respect to any action or claim subject to indemnification herein by Permittee 2, Permittee 2 shall, at their sole cost, have the right to use counsel of their own choice and shall have the right to adjust, settle, or compromise any such action or claim without the prior consent of District; provided, however, that any such adjustment, settlement or compromise in no manner whatsoever limits or circumscribes Permittee 2's indemnification to INDEMNIFIED PARTIES as set forth herein. Permittee 2's obligation hereunder shall be satisfied when Permittee 2 has provided to INDEMNIFIED PARTIES the appropriate form of dismissal relieving INDEMNIFIED PARTIES from any liability for the action or claim involved. The specified insurance limits required in this Agreement

shall in no way limit or circumscribe Permittee 2's obligations to indemnify and hold harmless INDEMNIFIED PARTIES herein from third party claims.

- c. In the event there is conflict between this clause and California Civil Code Section 2782, this clause shall be interpreted to comply with Civil Code 2782. Such interpretation shall not relieve Permittee 2 from indemnifying the INDEMNIFIED PARTIES to the fullest extent allowed by law.
 - d. This indemnification provision shall survive termination or expiration of this Agreement until such a time as the statute of limitations shall run for any claims that may arise out of this Agreement.
5. **Insurance.** As a condition to this Agreement, without limiting or diminishing Permittee 2's obligation to indemnify or hold INDEMNIFIED PARTIES harmless, Permittee 2 shall procure and maintain or cause to be maintained, at its sole cost and expense, the following insurance coverages during the term of this Agreement. As respects to the insurance section, District herein refers to the Riverside County Flood Control and Water Conservation District, the County of Riverside, its agencies, districts, special districts and departments, their respective directors, officers, Board of Supervisors, employees, elected or appointed officials, agents, or representatives as Additional Insureds.
- a. **Workers' Compensation.** If Permittee 2 has employees as defined by the State of California, Permittee 2 shall maintain statutory Workers' Compensation Insurance (Coverage A) as prescribed by the laws of the State of California. Policy shall include Employers' Liability (Coverage B) including Occupational Disease with limits not less than **\$1,000,000** per person per accident. The policy shall be endorsed to waive subrogation in favor of District and the County of Riverside.
 - b. **Commercial General Liability.** Commercial General Liability insurance coverage, including but not limited to, premises liability, unmodified contractual liability, products and completed operations liability, personal and advertising injury, and cross liability coverage, covering claims which may arise from or out of Permittee 2's performance of its obligations hereunder. Policy shall name the District as Additional Insureds. Policy's limit of liability shall not be less than **\$1,000,000** per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit.
 - c. **Vehicle Liability.** Permittee 2 shall maintain liability insurance for all owned, non-owned or hired vehicles so used in an amount not less than **\$1,000,000** per occurrence combined single limit. If such insurance contains a general aggregate limit, it shall apply separately to this Agreement or be no less than two (2) times the occurrence limit. Policy shall name the District as Additional Insureds.
 - d. **General Insurance Provisions - All lines.**
 - i. Any insurance carrier providing insurance coverage hereunder shall be admitted to the State of California and have an A.M. BEST rating of not less than A:VIII (A:8) unless such requirements are waived in writing by the County Risk Manager. If the County

Risk Manager waives a requirement for a particular insurer such waiver is only valid for that specific insurer and only for one policy term.

- ii. Permittee 2's insurance carrier(s) must declare its insurance deductibles or self-insured retentions. If such deductibles or self-insured retentions exceed \$500,000 per occurrence such deductibles and/or retentions shall have the prior written consent of the County Risk Manager before the commencement of use and operations under this Agreement. Upon notification of deductibles or self-insured retentions unacceptable to District, and at the election of the County Risk Manager, Permittee 2's carriers shall either: 1) reduce or eliminate such deductibles or self-insured retentions as respects this Agreement with District, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.
- iii. Permittee 2 shall cause Permittee 2's insurance carrier(s) to furnish District with either 1) a properly executed original Certificate(s) of Insurance and certified original copies of Endorsements effecting coverage as required herein, or 2) if requested to do so orally or in writing by the County Risk Manager, provide original Certified copies of policies including all Endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said Certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that thirty (30) days written notice shall be given to District prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If Permittee 2's insurance carrier(s) do(es) not meet the minimum notice requirement found herein, Permittee 2 shall cause Permittee 2's insurance carrier(s) to furnish a 30-day Notice of Cancellation Endorsement.
- iv. In the event of a material modification, cancellation, expiration, or reduction in coverage, this Agreement shall terminate forthwith, unless District receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverages set forth herein and the insurance required herein is in full force and effect. **Permittee 2 shall not commence entry onto the Access Road until District has been furnished original Certificate(s) of Insurance and certified original copies of endorsements and if requested, certified original policies of insurance including all endorsements and any and all other attachments as required in this Section. An individual authorized by the insurance carrier to do so on its behalf shall sign the original endorsements for each policy and the Certificate of Insurance. District reserves the right to require complete certified copies of all policies of Permittee 2's contractors and subcontractors, at any time.**
- v. It is understood and agreed to by the parties hereto and the insurance company(s), that the Certificate(s) of Insurance and policies shall so covenant and shall be construed as primary insurance, and District's and the County of Riverside's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.
- vi. If during the term of this Agreement or any extension thereof there is a material change in the scope of the Agreement, District reserves the right to adjust the types of insurance required under this Agreement and the monetary limits of liability for the insurance coverages currently required herein if, in the County Risk Manager's reasonable

judgment, the amount or type of insurance carried by Permittee 2 has become inadequate.

- vii. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to Permittee 2.
- viii. Permittee 2 agrees to notify District of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

6. Notices. All notices, demands, requests, consents or other communications which this Agreement contemplates or authorizes, or requires or permits either party to give to the other, shall be in writing and shall be delivered or mailed to the respective party as follows:

To District:
 Riverside County Flood Control and Water Conservation District
 1995 Market Street
 Riverside, California 92501
 Attention: Real Estate Services

To Permittee 2:
 Howard and Janice Larson
 15845 Ocean Avenue
 Whittier, California 90604

With copy to:
 Kevin Larson
 3591 Valley View Avenue
 Norco, California 91760

Either party may change its address by notice to the other party as provided herein.

7. Defaults and Termination.

- a. District reserves the right to immediately terminate this Agreement if: (i) for any reason whatsoever, District's General Manager-Chief Engineer determines that Permittee 2's use of the Access Road is not compatible with District Facilities' primary flood control purpose or function or interferes with District's ability to operate and maintain District facilities, or (ii) Permittee 2 does not obtain, maintain and provide proof of insurance in accordance with Section 5 above.
- b. Except as expressly set forth herein, this Agreement may be terminated, in addition to pursuing all other available legal and/or equitable remedies, by providing thirty (30) days prior written notice by either party upon a default of any covenant or term hereof by the other party, which default is not cured within thirty (30) days of receipt of written notice of default, and with respect to monetary defaults, the cure period for any such monetary default is ten (10) days from receipt of notice.
- c. Further, either party may terminate the Agreement for any reason or for no reason, provided said party delivers thirty (30) days written notice of early termination.

- d. If in the opinion of District's General Manager-Chief Engineer, Permittee 2's use of the Access Road may cause or contribute to a public hazard, a public nuisance, degradation of water quality or any other matter of substantial concern to District, District reserves the right to require remediation and, if remediation is unsuccessful, to terminate this Agreement immediately.
- e. Upon termination of this Agreement, District may immediately enter and take possession of the Access Road.

8. Additional Conditions.

a. Permittee 2 shall:

- i. Waive any claim against District for damages to Permittee 2's property resulting from District's customary operation and maintenance activities performed within District's property, easements or rights of way or its appurtenant works, including any natural calamity, act of God or any cause or conditions beyond the control of District, save and except damages resulting from District's active negligence or willful misconduct.
- ii. Immediately remove, upon written request by District's General Manager-Chief Engineer, any improvements and/or equipment on the Property not previously approved by District, or cease use of Access Road where Permittee 2 has installed any such improvements and/or equipment, or Permittee 2 has used or allowed use of Access Road in a manner which, in the sole opinion of District's General Manager-Chief Engineer, would be detrimental to the operation of District facilities.
- iii. Not permit to be placed against Property or any part thereof, any design professionals', mechanics', material man's, contractors' or subcontractors' liens with the regard to Permittee 2's actions upon Property. Permittee 2 agrees to hold District harmless for any loss or expense, including reasonable attorneys' fees, arising from any such liens which might be filed against the Property.

b. District shall:

- i. Assume no responsibility, obligation or liability whatsoever for Permittee 2's use of the Property as granted herein, unless done so expressly in writing approved by both parties as an amendment or addendum to this Agreement.

9. Compliance with Laws. Permittee 2 shall, in all activities undertaken pursuant to this Agreement, comply and cause their Invitees to comply with all federal, state, and local laws, statutes, orders, ordinances, rules, regulations, plans, policies, and decrees. Without limiting the generality of the foregoing, Permittee 2, at its sole cost and expense, shall obtain any and all permits which may be required by any law, regulation or ordinance for any activities Permittee 2 desires to conduct or have conducted pursuant to this Agreement.

- 10. Inspection.** District and its representatives, employees, agents or independent contractors may enter and inspect the Access Road or any portion thereof or any improvements thereon at any time and from time to time at reasonable times to verify Permittee 2's compliance with the terms and conditions of this Agreement.
- 11. Not Real Property Interest.** It is expressly understood that the license granted herein is not exclusive and does not in any way whatsoever grant or convey any permanent easement, lease, fee or other real property interest in the Property to Permittee 2.
- 12. Subordination.** This Agreement is subordinate to all prior and future rights of District in the Property and the use of the Property for the purposes in which it was acquired.
- 13. Protection and Restoration of Property.** Permittee 2 shall protect the Property, including all improvements and the natural resources thereon, at all times at Permittee 2's sole cost and expense, and Permittee 2 shall strictly adhere to the following restrictions:
- a. Permittee 2 may not place or dump garbage, trash or refuse anywhere upon or within Property; and
 - b. Permittee 2 may not commit or create, or suffer to be committed or created, any waste, hazardous condition and/or nuisance to occur upon Property; and
 - c. Permittee 2 may not cut, prune or remove any native trees or brush upon Property without first obtaining written permission by the District; and
 - d. Permittee 2 may not disturb, move or remove any rocks or boulders upon Property, except for the elimination of safety hazards, without first obtaining written permission from District; and
 - e. Permittee 2 must exercise due diligence in the protection of Property against damage or destruction by fire, vandalism or other cause; and
 - f. Upon the termination or revocation of this Agreement, but before its relinquishment to District, Permittee 2 shall, at its own cost and expense, remove any debris generated by its use, and Property shall be left in a neat condition. Permittee 2 agrees not to damage the Property in the process of performing the permitted activities.
- 14. Public Safety.** Permittee 2 shall, or cause its contractors or subcontractors to, take any and all other necessary and reasonable steps to protect the public from harm due to the work performed on the Property under this Agreement.
- 15. Waiver.** Any waiver by District of any breach of any one or more of the terms of this Agreement shall not be construed to be a waiver of any subsequent or other breach of the same or of any other term thereof. Failure on the part of District to require exact, full and complete

compliance with any terms of this Agreement shall not be construed as in any manner changing the terms hereof or estopping District from enforcement hereof.

16. Choice of Law/Jurisdiction/Severability. This Agreement is to be governed by and construed in accordance with the laws of the State of California. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall be declared severable and shall be given full force and effect to the extent possible. Any legal action, in law or in equity related to the performance or interpretation of this Agreement shall be filed only in the Superior Court of the State of California located in the County of Riverside, California, and the Parties waive any provisions of law providing for a change of venue to another location. Prior to the filing of any legal action, the Parties shall be obligated to attend a mediation session with a neutral mediator or try to resolve the dispute.

17. Third Party Beneficiary. This Agreement is made for the benefit of the Parties to this Agreement and their respective successors and assigns, and except as provided in Section 20, no other persons or entity may have or acquire any right by virtue of this Agreement.

18. Modification. The Agreement shall not be changed, modified or amended except upon the written consent of the Parties hereto.

19. Joint and Several Liability. If Permittee 2 consists of more than one person or entity, the obligations imposed upon each shall be joint and several and the act of or notice from, or notice or refund to, or the signature of, any one or more of them shall be binding on all of them with respect to the Agreement.

20. Entire Agreement. This Agreement comprises the entire integrated understanding between District and Permittee 2 concerning the use and occupation of the Property and supersedes all prior negotiations, representations, or agreements. Each party has relied on its own examination of the Property, advice from its own attorneys, and the warranties, representations, and covenants of this Agreement itself. The Agreement does not limit any other rights or remedies available to the District. Permittee 2 shall be responsible for complying with all local, state, and federal laws whether or not said laws are expressly stated or referred to herein. This Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

21. Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Agreement on behalf of Permittee 2 and the District.

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[Signatures on the following pages]

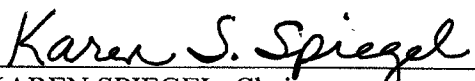
IN WITNESS WHEREOF the Parties hereto for themselves, their heirs, executors, administrators, successors, and assigns do hereby agree to the full performance of the covenants herein contained and have caused this Property Use Agreement to be executed by setting hereunto their signatures on the day and year respectively written herein below.

DISTRICT:

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body politic


RECOMMENDED FOR APPROVAL

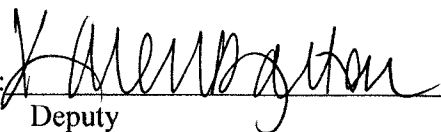
By: 
JASON E. UHLEY
General Manager-Chief Engineer

By: 
KAREN SPIEGEL, Chairwoman
Riverside County Flood Control and Water Conservation District Board of Supervisors

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
County Counsel

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: 
THOMAS OH
Deputy County Counsel

By: 
Deputy

(SEAL)

Project: North Norco Channel Line NA
Project No. 2-0-00142
RCFC Parcel No. 2142-4
APN 131-290-024

PERMITTEE 2:

HOWARD C. LARSON and JANICE M. LARSON, Trustees of The Larson Revocable Living Trust dated November 1, 1995, and KEVIN LARSON, an individual

Date: 2-23-19

By: 
HOWARD C. LARSON

Date: 7-23-19

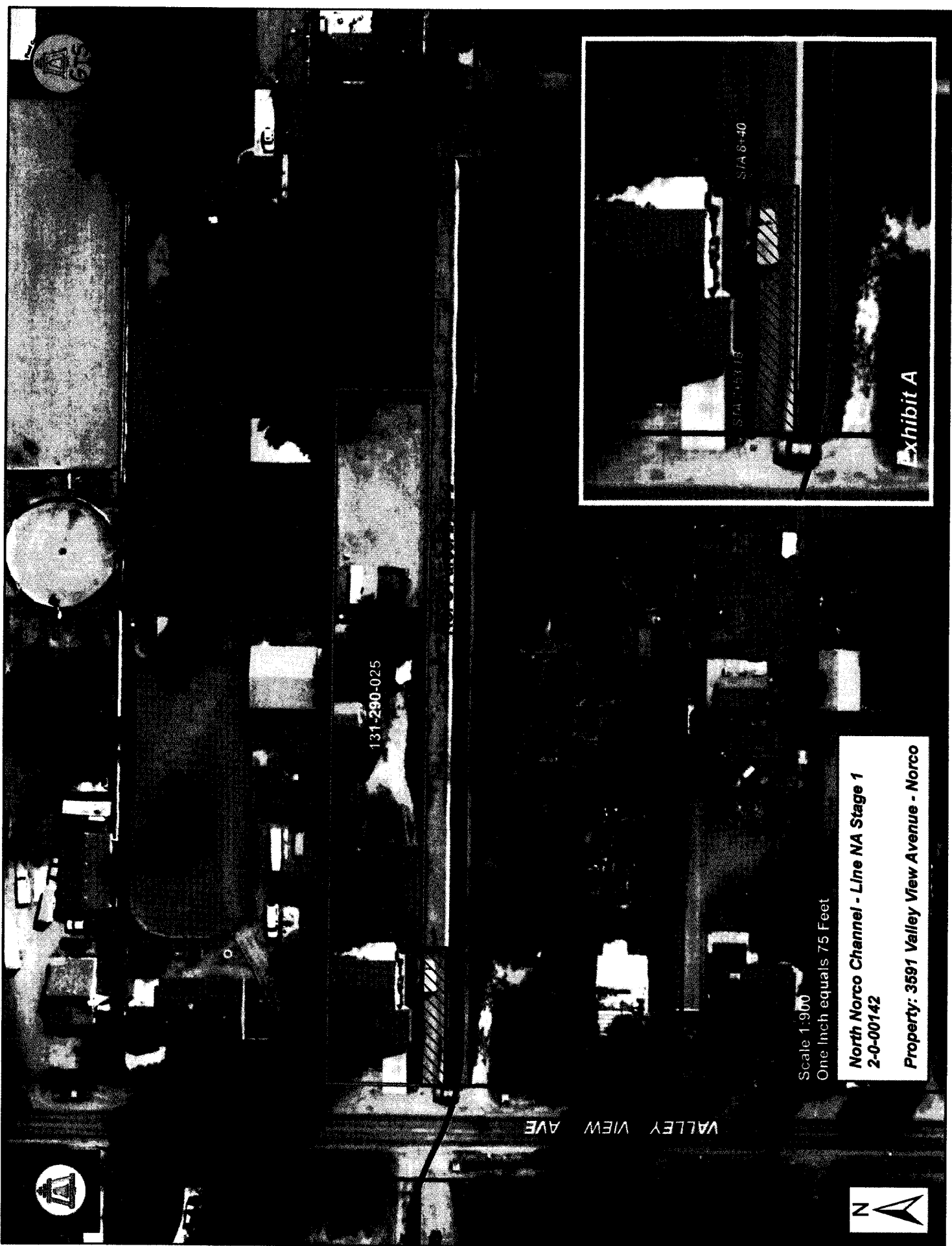
By: 
JANICE M. LARSON

Date: 7-27-2019

By: 
KEVIN LARSON

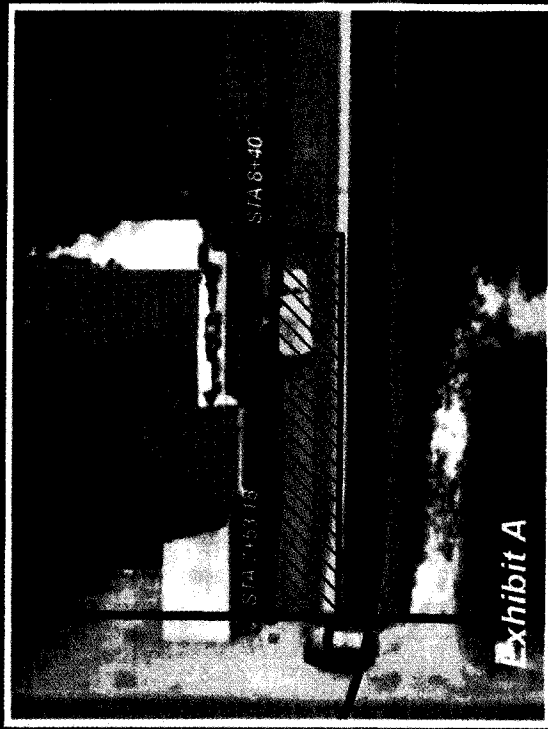
Project: North Norco Channel Line NA
Project No. 2-0-00142
RCFC Parcel No. 2142-4
APN 131-290-024

RB:rlp
07/09/19



VALLEY VIEW AVE

131-290-025



Scale 1:900
One Inch equals 75 Feet

North Norco Channel - Line NA Stage 1
2-0-00142
Property: 3591 Valley View Avenue - Norco

