

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



ITEM: 11.6
(ID # 16889)

MEETING DATE:

Tuesday, August 17, 2021

FROM : FLOOD CONTROL DISTRICT:

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2021-32, Authorization to Convey an Easement for Street and Utility Purposes over Portions of RCFC Parcel Nos. 1100-1A, 1100-1B, 1100-1C, 1100-22A and 1100-22A1, Within APNs 177-130-008 and 177-142-020 Located in the City of Jurupa Valley, County of Riverside, to the City of Jurupa Valley by Easement Deed, Sunnyslope Channel, Project No. 1-0-00100, Nothing Further is Required Under CEQA, District 2. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the authorization to convey an easement for street and utility purposes over a portion of Riverside County Flood Control and Water Conservation District (District) owned real property will not have a significant adverse effect on the environment and that any potentially significant environmental effects have been adequately analyzed in the Initial Study and Mitigated Negative Declaration (MA 17099) adopted by the City of Jurupa Valley on October 24, 2018;
2. Find that the District's property to be conveyed is no longer necessary to be retained for the uses and purposes thereof, and the District may thereafter dispose of said property;

ACTION:Policy

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG

7/26/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: August 17, 2021
xc: Flood

Kecia R. Harper
Clerk of the Board

By 
Deputy

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

3. Adopt Resolution No. F2021-32, Authorization to Convey an Easement for Street and Utility Purposes over Portions of RCFC Parcel Nos. 1100-1A, 1100-1B, 1100-1C, 1100-22A and 1100-22A1, Within APNs 177-130-008 and 177-142-020, Located in the City of Jurupa Valley, County of Riverside, to the City of Jurupa Valley by Easement Deed;
4. Authorize the Chair of the Board of Supervisors of the District (Board) to execute the Easement Deed in favor of the City of Jurupa Valley; and
5. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all action necessary to complete this transaction

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: N/A			Budget Adjustment:	No
			For Fiscal Year:	21/22

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On November 17, 2020, the Board approved a Cooperative Agreement (Agreement) between the District, the City of Jurupa Valley (City) and Sequanota Partners LP (Developer) providing the terms and conditions for the design, construction and ultimate maintenance of Paramount Estates MDP Line C, Stage 1 and Paramount Estates Line C-1, Stage 1, associated with Tract 37211 (Project). This Project is located just north of Interstate 60, south of Canal Street and boarded by Pacific Avenue and Opal Street in the city of Jurupa Valley. The described storm drain improvements will tie into the District's Sunnyslope Channel.

The property associated with Tract 37211 is bisected by the District's fee ownership of Assessor's Parcel Numbers 177-130-008 and 177-142-020, identified by RCFC Parcel Nos. 1100-1A, 1100-1B, 1100-1C, 1100-22A and 1100-22A1 (Property). Per the terms of the Agreement, the District will review and approve the Developer's plans, which will provide a public road over the Property, maintaining continuity of access through the subdivision. Upon approval of the plans, the District will dedicate an easement to the City for street and utility purposes.

Pursuant to the California Water Code Appendix §48-9, the Board has the power to grant any interest in real property which it owns to public agencies where such grant does not interfere with the use of the real property for the purposes of the District. District staff has evaluated and determined that the conveyance of the easement interest to the City will not interfere with the use of the property for the District's operation and maintenance of the existing facilities.

Pursuant to the California Water Code Appendix Ch. 48, Section 13, the Board may determine that any real property held by the District is no longer necessary to be retained for the uses and

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

purposes thereof, and may thereafter sell or otherwise dispose of said property, or lease the same. The Board has evaluated and determined that the real property which is intended to be conveyed in the easement interest to City is no longer necessary to be retained for the uses and purposes of the District.

California Environmental Quality Act Findings

As Lead Agency, the City of Jurupa Valley prepared an Initial Study and a Mitigated Negative Declaration which analyzed impacts associated with the Tract Map No. 37211. Pursuant to Section 15096 of the California Environmental Quality Act (CEQA) Statutes and Guidelines, the District, in its limited capacity as a Responsible Agency, considered the Initial Study and Mitigated Negative Declaration and independently finds that potential environmental impacts related to construction, inspection, operation and maintenance of the facilities, which are the subject of the Agreement, were adequately addressed. Furthermore, the District finds that no significant impact will occur from approving the Agreement, as the Agreement will merely formalize the transfer of rights of way and memorialize the District's construction inspection, operation and maintenance responsibilities over the facilities. As such, nothing further is required under CEQA.

Resolution No. F2021-32 and the Easement Deed have been approved as to form by County Counsel.

All associated costs with this action shall be borne by the Developer.

Prev. Agn. Ref.: 11.1 of 11/17/2020 MT13721

Impact on Residents and Businesses

This project is a conveyance to a public agency, and there is no impact to the residences or business.

ATTACHMENTS:

1. Resolution No. F2021-32
2. Vicinity Map
3. Easement Deed to the City of Jurupa Valley

P8\239277
AU:rlp

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



Jason Farin, Principal Management Analyst

8/10/2021



Gregory V. Priapos, Director County Counsel

8/2/2021

Recorded at request of, and return to:
Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, California 92501-1770

COPY

NO FEE (GOV. CODE 6103)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Sunnyslope Channel, Stage 5
Project No. 1-0-00100
APNs: 177-130-008 and 177-142-020

The undersigned grantor(s) declare(s)
DDT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL
ENTITY OR POLITICAL SUBDIVISION R&T 11922

EASEMENT DEED

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a body corporate and politic, hereby irrevocably dedicates in perpetuity to the CITY OF JURUPA VALLEY, a municipal corporation, an easement for public street and highway purposes, together with the right to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, over that real property situated in the city of Jurupa Valley, County of Riverside, State of California described in legal description attached hereto as Exhibit "A" and shown in Exhibit "D-1" and made a part hereof.

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

Date: AUG 17 2021

By: Karen S. Spiegel
KAREN SPIEGEL
Chair
Board of Supervisors

ATTESTS:

KECIA HARPER
Clerk of the Board of Supervisors

By: [Signature]
Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 7/27/21
RYAN D. YABKO DATE

EXHIBIT "A"
LEGAL DESCRIPTION
STREET "C" RIGHT OF WAY

BEING PORTIONS OF PARCELS 1100-1A, 1100-1B, 1100-1C, 1100-22A AND 1100-22A1, AS SHOWN BY A RECORD OF SURVEY MAP ON FILE IN BOOK 66, PAGES 70 THROUGH 71, INCLUSIVE OF RECORD OF SURVEY MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1100-22A1, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 1-D OF FINAL ORDER OF CONDEMNATION, RECORDED JULY 27, 1960 IN BOOK 2739 PAGE 192 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1100-22A1 AND SAID PARCEL 1-D, SOUTH 69°32'42" EAST, A DISTANCE OF 26.41 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1100-1B;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1B, NORTH 48°18'03" EAST, A DISTANCE OF 5.80 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 276.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 04°53'08" WEST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'22", AN ARC DISTANCE OF 17.69 FEET;

THENCE SOUTH 88°47'14" EAST, A DISTANCE OF 50.01 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONVANCE SOUTHERLY AND HAVING A RADIUS OF 324.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'47", AN ARC DISTANCE OF 4.69 FEET, TO THE EASTERLY LINE OF SAID PARCEL 1100-1A, A RADIAL LINE TO SAID POINT BEARS NORTH 02°02'33 EAST;

THENCE ALONG SAID EASTERLY LINE, SOUTH 03°59'44" EAST, A DISTANCE OF 11.26 FEET, TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1100-1C;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1100-1C, SOUTH 37°04'25" EAST, A DISTANCE OF 33.83 FEET, TO THE EASTERLY CORNER OF SAID PARCEL 1100-1C, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID PARCELS 1100-22A AND 1-D;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 69°32'42" EAST, A DISTANCE OF 28.11 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 282.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 12°05'24" EAST;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°52'38", AN ARC DISTANCE OF 53.54 FEET;

THENCE NORTH 88°47'14" WEST, A DISTANCE OF 50.01 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 318.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°06'53", AN ARC DISTANCE OF 61.69 FEET, TO THE EASTERLY LINE OF SAID PARCEL 1100-22A1, A RADIAL LINE TO SAID POINT BEARS SOUTH 12°19'39" EAST;

THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL 1100-22A1, NORTH 20°27'18" EAST, A DISTANCE OF 43.81 FEET, TO THE POINT OF BEGINNING.

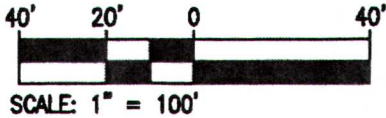
CONTAINING 5,033 SQUARE FEET, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "D-1" AND MADE A PART HEREOF.

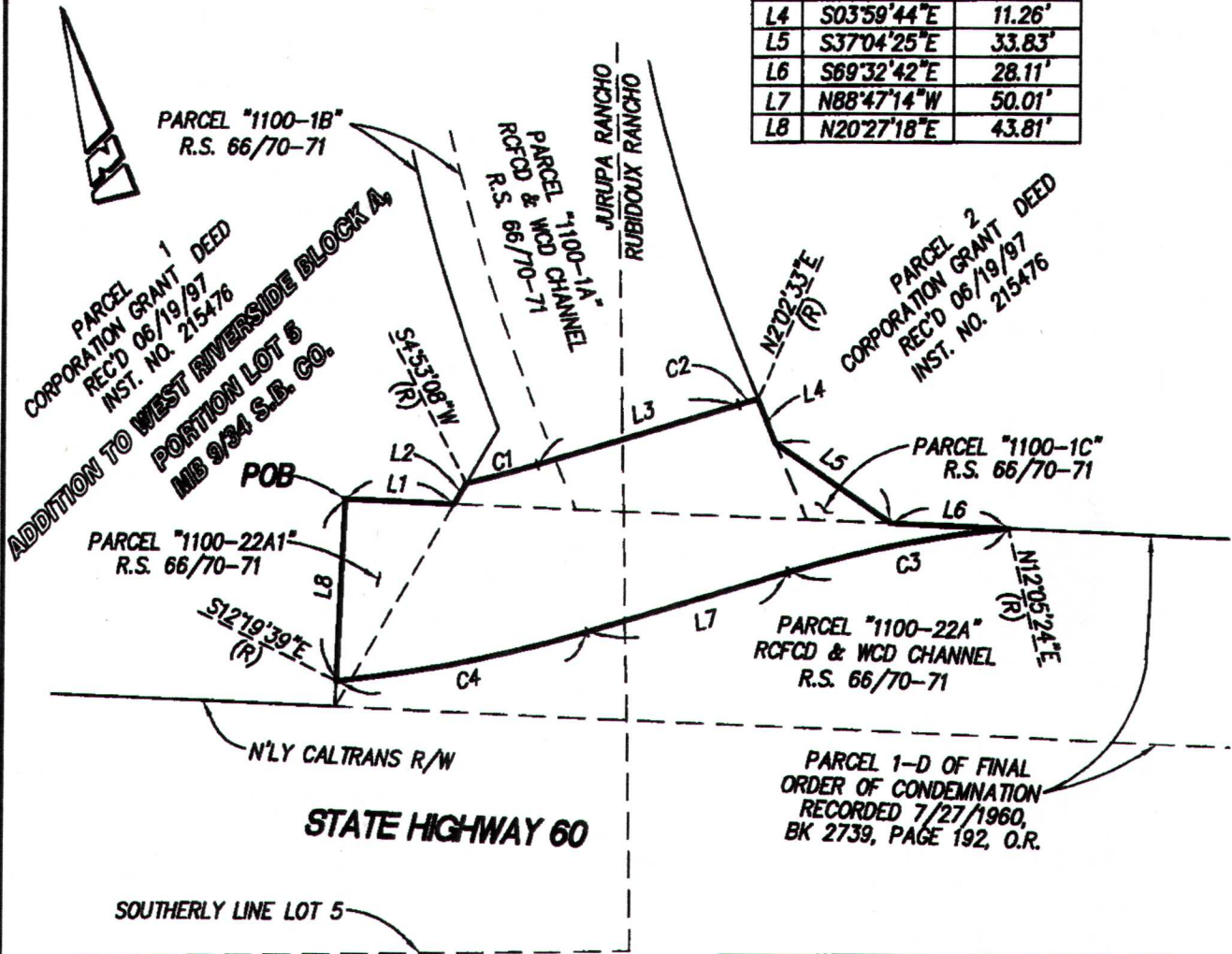
THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE OF THE PROFESSIONAL LAND SURVEYORS ACT.


MIGUEL A. VILLASENOR 5/18/20
DATE





LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S69°32'42"E	26.41'
L2	N48°18'03"E	5.80'
L3	N88°47'14"W	50.01'
L4	S03°59'44"E	11.26'
L5	S37°04'25"E	33.83'
L6	S69°32'42"E	28.11'
L7	N88°47'14"W	50.01'
L8	N20°27'18"E	43.81'



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	3°40'22"	276.00'	17.69'
C2	00°49'47"	324.00'	4.69'
C3	10°52'38"	282.00'	53.54'
C4	11°06'53"	318.00'	61.69'



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

PREPARED BY:

STEVENS ON, PORTO & PIERCE, INC.
 A LAND DEVELOPMENT SERVICES COMPANY
 265 S. RANDOLPH AVENUE #105
 BREA, CA 92821
 PHONE: (714) 490-1500

CHECKED BY: HAL/MV
 DATE: 5/18/2020

DRAWN BY: SL
 DATE: 5/18/2020

EXHIBIT "D-1"
STREET "C"
RIGHT-OF-WAY
CITY OF JURUPA VALLEY

SHEET
 1
 OF 1
 P.N:
 SCALE: 1"=100'

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2021-32

AUTHORIZATION TO CONVEY AN EASEMENT FOR STREET AND UTILITY PURPOSES OVER PORTIONS OF RCFC PARCEL NOS. 1100-1A, 1100-1B, 1100-1C, 1100-22A AND 1100-22A1, WITHIN APNS 177-130-008 AND 177-142-020, LOCATED IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, TO THE CITY OF JURUPA VALLEY BY EASEMENT DEED, SUNNYSLOPE CHANNEL, PROJECT NO. 1-0-00100


WHEREAS, the Riverside County Flood Control and Water Conservation District (District) owns certain real property known as RCFC Parcel Nos. 1100-1A, 1100-1B, 1100-1C, 1100-22A AND 1100-22A1 (Property), which is within the city of Jurupa Valley, County of Riverside, State of California, identified as Assessor's Parcel Numbers 177-130-008 and 177-142-020; and

WHEREAS, on November 17, 2020, the Board of Supervisors for the District (Board) approved a Cooperative Agreement between the District, the City of Jurupa Valley and Sequanota Partners, LP regarding the terms and conditions for the design, construction and maintenance of flood control improvements referenced as Paramount Estates MDP Line C, Stage 1 and Paramount Estates Line C-1, Stage 1, shown on District Drawing No. 1-0732; and

WHEREAS, the District has agreed to convey an easement over a portion of the Property, which consists of 5,033 square feet of land and is legally described in Exhibit "A" and depicted on Exhibit "D-1", attached hereto and made a part hereof, to the City of Jurupa Valley for street and utility purposes; and

WHEREAS, pursuant to the California Water Code Appendix Chapter 48, Section 48-9, the Board has the power to grant any interest in real property it owns to other public agencies where such grant does not interfere with the uses of the property for the purposes of the District; and

WHEREAS, pursuant to the California Water Code Appendix Chapter 48, Section 13, the Board may determine that 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 property, or lease the same; and

FORM APPROVED COUNTY COUNSEL
BY:  7/27/21
DATE
RYAN D. YABKO

AUG 17 2021 11.06

1 **WHEREAS**, pursuant to Section 15096 of the California Environmental Quality Act
2 (CEQA) Statutes and Guidelines, the District, in its limited capacity as a CEQA Responsible
3 Agency, considered the Initial Study and Mitigated Negative Declaration (MND) (MA 17099)
4 adopted by the CEQA Lead Agency (City of Jurupa Valley) on October 24, 2018, and the District
5 independently finds that potential environmental impacts related to construction, inspection,
6 operation and maintenance of the facilities were adequately addressed; and furthermore, the
7 District finds that the approval of this action will not have a significant adverse impact on the
8 environment.

9 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the
10 Board, in regular session assembled on or after August 17, 2021, at or after 9:30 a.m., in its meeting
11 room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside,
12 California, that this Board, based on a review of the proposed actions and its limited role as a
13 CEQA Responsible Agency, independently finds that the MND certified by the Lead Agency
14 adequately covers the subject actions, and that these actions will not have a significant impact on
15 the environment, and, therefore, nothing further is required under CEQA for these actions.

16 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** by a vote of this
17 Board that this Board finds that the proposed conveyance would not unreasonably interfere with
18 the use of the Property for the District's purposes.

19 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board
20 finds that Property is no longer necessary to be retained for the uses and purposes thereof and said
21 Property may be disposed of.

22 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
23 authorizes the conveyance of easement interest for street and utility purposes within the Property,
24 located in the city of Jurupa Valley, County of Riverside, State of California, to be conveyed by
25 Easement Deed.

26 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
27 approves the Agreement, and the Chair of the Board of Supervisors for the District is given
28 authority to execute the Easement Deed for street and utility purposes to the City of Jurupa Valley.

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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the General Manager-Chief Engineer or his designee is authorized to execute any other documents and administer all actions necessary to complete this transaction.

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

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

Kecia R. Harper, Clerk of said Board

By  Deputy

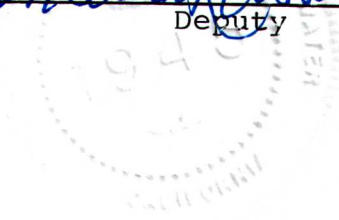




EXHIBIT "A"
LEGAL DESCRIPTION
STREET "C" RIGHT OF WAY

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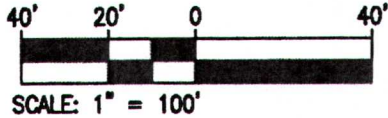
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SEE PLAT ATTACHED HERETO AS EXHIBIT "D-1" AND MADE A PART HEREOF.

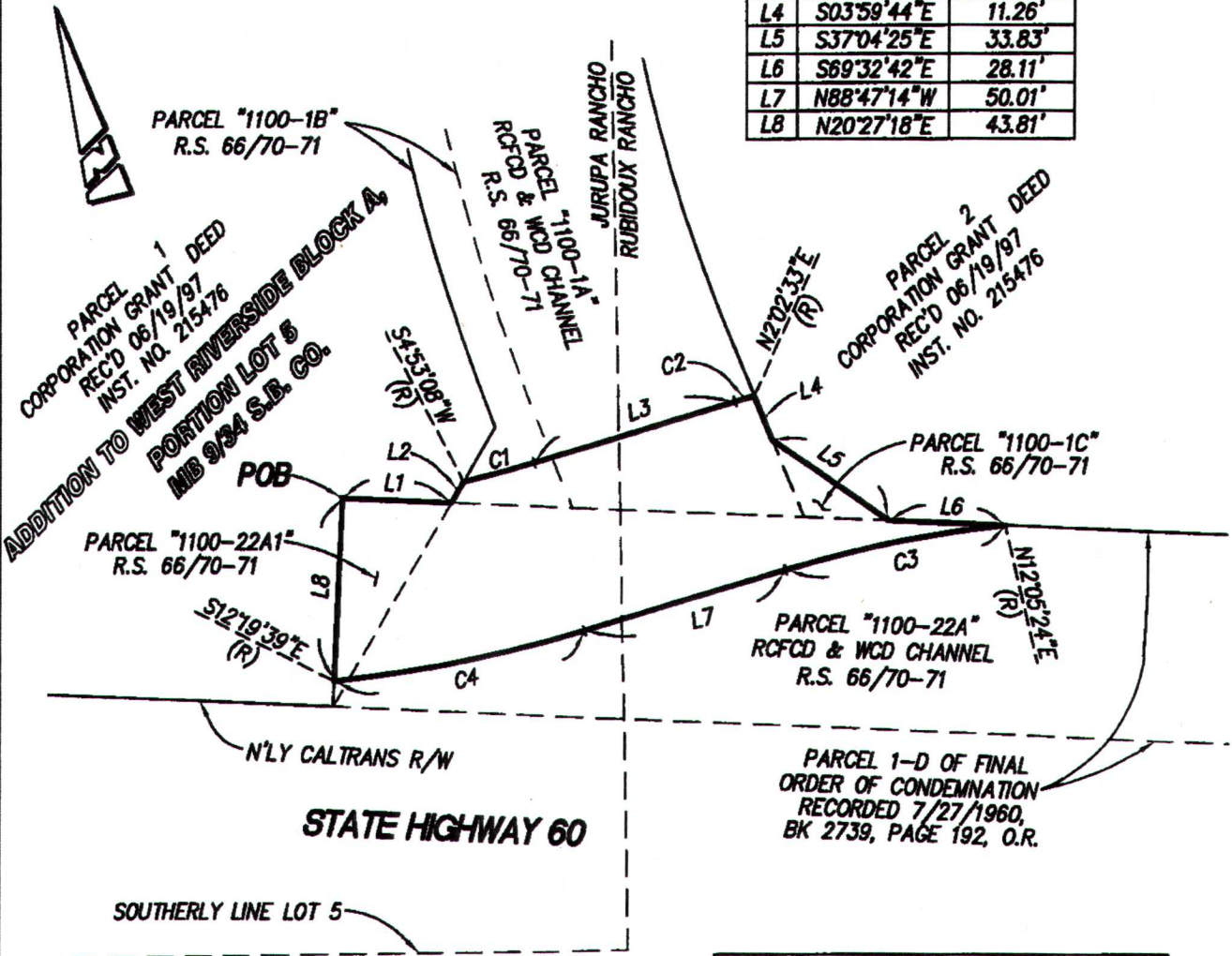
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Miguel 5/18/20
MIGUEL A. VILLASENOR DATE





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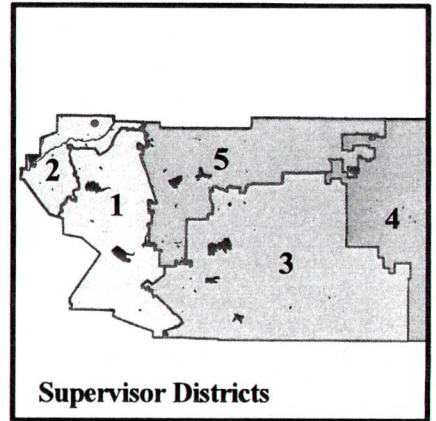
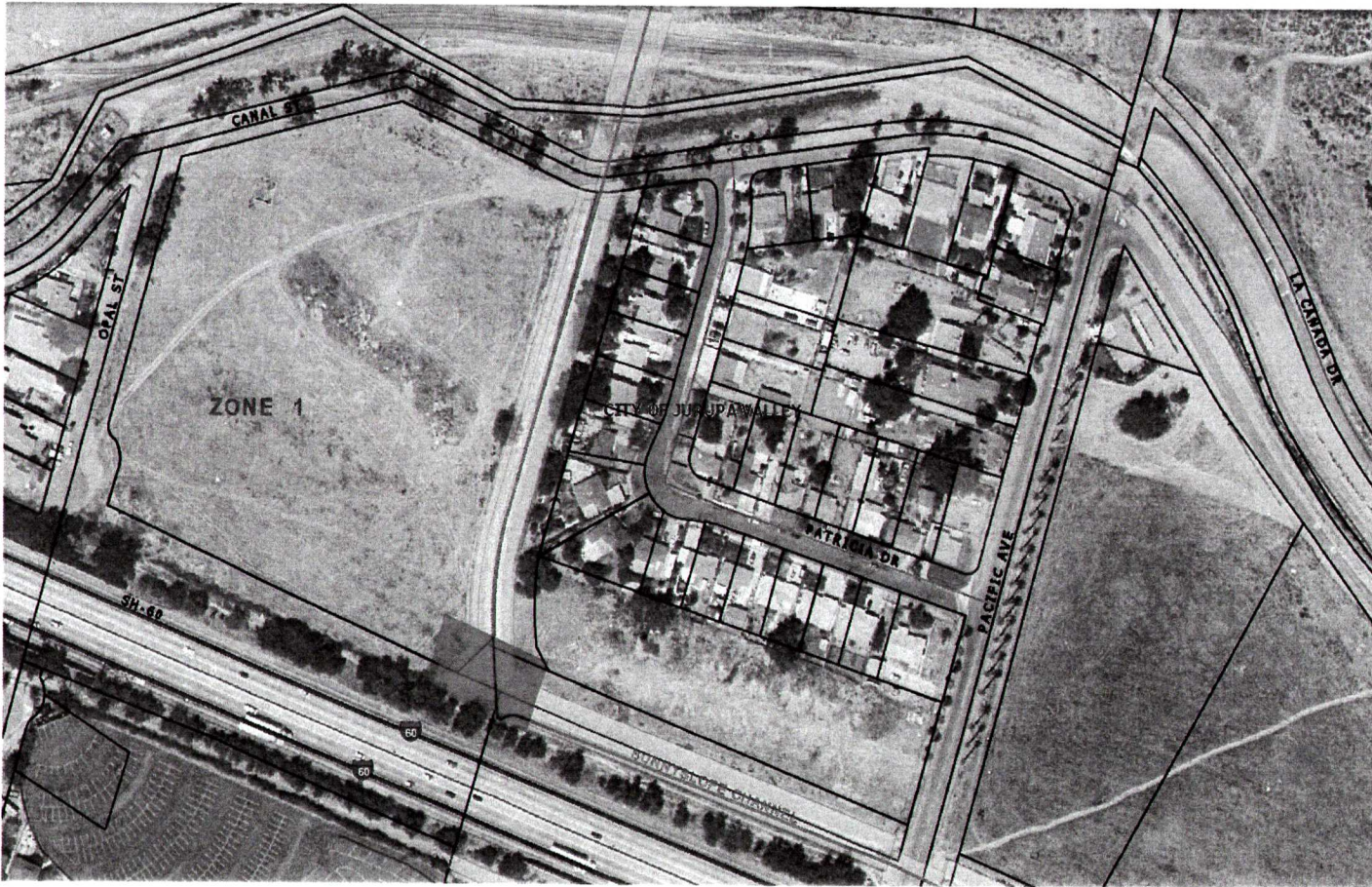
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PREPARED BY:
STEVENSON, PORTO & PIERCE, INC.
 A LAND DEVELOPMENT SERVICES COMPANY
 265 S. RANDOLPH AVENUE #105
 BREA, CA 92821
 PHONE: (714) 490-1500

EXHIBIT "D-1"
STREET "C"
RIGHT-OF-WAY
CITY OF JURUPA VALLEY

SHEET
1
 OF **1**
 P.N:
 SCALE: 1"=100'

CHECKED BY: HAL/MV
 DATE: 5/18/2020
 DRAWN BY: SL
 DATE: 5/18/2020



LEGEND:



DESCRIPTION:

RCFC Parcel Nos.
 1100-1A, 1B, 1C, 22A
 and 22A1
 Assessor's Parcel Nos.
 177-130-008 and
 177-142-020



Adoption Resolution F2021-32, Authorization to Convey an Easement
 for Street and Utility Purposes to the City of Jurupa Valley,
 Sunnyslope Channel, Project No. 1-0-00100



Vacinity Map