

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



ITEM: 11.1  
(ID # 18011)

**MEETING DATE:**  
Tuesday, January 25, 2022

**FROM :** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Adopt Resolution No. F2022-03, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Interest in District-Owned Real Property to Richard and Nancy Hopkins, Trustees of the Hopkins Family Trust, Dated March 5, 2021, Located on Mont Blanc Drive in the Unincorporated Lake Hills Area, County of Riverside, State of California, Arizona Channel Project, Project No. 1-0-00170, District 1. [\$0]

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

1. Adopt Resolution No. F2022-03, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Interest in District-Owned Real Property to Richard and Nancy Hopkins, Trustees of the Hopkins Family Trust, Dated March 5, 2021, Located on Mont Blanc Drive in the Unincorporated Lake Hills Area, County of Riverside, State of California, Arizona Channel Project, Project No. 1-0-00170; and
2. Direct the Clerk of the Board to give notice by posting a copy of Resolution No. F2022-03 in at least three (3) public places within the County of Riverside for no less than twenty-one (21) days.

**ACTION:Policy**

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 1/10/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after March 1, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: January 25, 2022  
xc: Flood, COB

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**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	21/22

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Riverside County Flood Control and Water Conservation District (District) owns certain real property referred to as Mont Blanc Drive in the unincorporated Lake Hills Area, County of Riverside, State of California (Property). In 2021, the Riverside County Board of Supervisors approved Resolution No. 2021-154, Riverside County’s Transportation and Land Management summarily vacating Mont Blanc Drive conveying the Property fee interests to the District.

The District owns the adjacent parcel to the north, Lot F, that is associated with the Arizona Channel. The Property is vacant and non-maintained and is not needed for the nearby Arizona Channel facility. The District desires to declare the Property as exempt surplus land and dispose of the Property. The adjacent property owners to the south Lot 1, Richard and Nancy Hopkins, Trustees of the Hopkins Family Trust, dated March 5, 2021, have expressed an interest in purchasing the surplus land.

Pursuant to the California Water Code Appendix Ch. 48, Section 9, the District's Board of Supervisors (Board) has the power to take by grant, purchase, gift, devise, or lease, or otherwise, to hold, use, enjoy, and to lease or dispose of real, personal, or mixed property of every kind within or without the District necessary or convenient to the full exercise of its powers, and to lease its property to public agencies, or to grant any interest therein to public agencies, which lease or grant does not interfere with the use of the property for the purposes of the District.

Pursuant to the California Water Code Appendix Ch. 48, Section 13, the Board may determine 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.

The Property is exempt surplus land under the California Surplus Land Act, pursuant to Government Code Section 54221(f)(1)(E), because the Property is former right of way being conveyed to an adjacent property owner.



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

Therefore, the District recommends that the Property known as Mont Blanc Drive in the unincorporated Lake Hills Area, County of Riverside, should now be declared exempt surplus land and no longer necessary for the District's needs pursuant to California Water Code – Appendix, Chapter 48, Sections 48-9 and 48-13.

Resolution No. F2022-03 has been approved as to form by County Counsel.

This fee interest of Mont Blanc Drive in the unincorporated Lake Hills Area, County of Riverside, will be granted by the Riverside County Flood Control and Water Conservation District when the Board meets to conclude the proposed transaction on March 1, 2022, at 9:30 a.m. or soon thereafter, at the meeting room of the Board of Supervisors.

**Impact on Residents and Businesses**

No impact.

**Additional Fiscal Information**

None.

**ATTACHMENTS:**

1. Resolution No. F2022-03
2. Vicinity Map

MCR:rlp  
P8/241563



Jason Farin, Principal Management Analyst

1/19/2022



Gregory V. Priarios, Director County Counsel

1/11/2022

**BOARD OF SUPERVISORS**

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

RESOLUTION NO. F2022-03

DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENTION TO CONVEY FEE INTEREST IN DISTRICT-OWNED REAL PROPERTY TO RICHARD AND NANCY HOPKINS, TRUSTEES OF THE HOPKINS FAMILY TRUST, DATED MARCH 5, 2021, LOCATED ON MONT BLANC DRIVE IN THE UNINCORPORATED LAKE HILLS AREA, COUNTY OF RIVERSIDE, CALIFORNIA, ARIZONA CHANNEL PROJECT 1-0-00170

**WHEREAS**, the Riverside County Flood Control and Water Conservation District ("District") is the owner of a certain fee interests ("Property") that were granted to the District by Resolution No. F2021-154, located on Mont Blanc Drive in the unincorporated Lake Hills area, County of Riverside, State of California, more particularly described in Exhibit "A" and shown on Exhibit "B", associated with the Arizona Channel Project; and

**WHEREAS**, the Property is no longer needed for the District's purposes and the District desires to declare the Property as exempt surplus and dispose of the Property; and

**WHEREAS**, the adjacent property owner to the south of the Property, Richard and Nancy Hopkins, Trustees of the Hopkins Family Trust, Dated March 5, 2021 has expressed interest in purchasing the Property; and

**WHEREAS**, pursuant to the California Water Code Appendix Ch. 48, Section 9, the Board of Supervisors (Board) for the District has the power to take by grant, purchase, gift, devise or lease, or otherwise, to hold, use, enjoy, and to lease or dispose of real, personal, or mixed property of every kind within or without the District necessary or convenient to the full exercise of its powers, and to lease its property to public agencies, or to grant any interest therein to public agencies, which lease or grant does not interfere with the use of the property for the purposes of the District; and

**WHEREAS**, 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 purposes thereof and may thereafter sell or otherwise dispose of said property or lease the same; and



1           **WHEREAS**, the Property is exempt surplus land under the California Surplus Land Act, pursuant to  
2 Government Code Section 54221(f)(1)(E) because the Property is former right of way and is being conveyed  
3 to owners of adjacent property.

4           **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by vote of the  
5 Board of Supervisors of the Riverside County Flood Control and Water Conservation District ("Board") in  
6 regular session assembled on January 25, 2022, at 9:30 a.m. or soon thereafter, in the meeting room of the  
7 Board located on the 1<sup>st</sup> Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,  
8 that the Board finds that the Property, located on Mont Blanc Drive in the unincorporated Lake Hills area,  
9 County of Riverside, State of California, more particularly described Exhibit "A" and shown in Exhibit "B"  
10 are no longer necessary to be retained by District for District's use and purposes and declared as exempt  
11 surplus, pursuant to California Code – Appendix, Chapter 48, Section 48-9, Subsection 5, and Section 48-  
12 13, and Government Code Section 54221(f)(1)(E).


14           **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Board has evaluated  
15 and determined that the real property which is intended to be conveyed in fee interest to the Richard and  
16 Nancy Hopkins, Trustees of the Hopkins Family Trust, Dated March 5, 2021 is no longer necessary to be  
17 retained for the uses and purposes of the District.

18           **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Board intends to  
19 convey fee interest in the Property as described in Exhibit "A" and shown in Exhibit "B", attached hereto and  
20 incorporated herein by this reference.

21           **NOTICE IS HEREBY GIVEN** that this Board intends to convey the Property when the Board meets  
22 to conclude the proposed transaction on or after March 1, 2022, at 9:30 a.m. or soon thereafter, at the  
23 meeting room of the Board of Supervisors.

24           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is  
25 directed to cause a copy of this Resolution to be posted in at least three (3) public places within the County  
26 of Riverside for no less than twenty-one (21) days.

Approved as to Form  
Gregory P. Priamos  
County Counsel

By:   
Ryan Yabko  
Deputy County Counsel

**EXHIBIT "A"  
VACATION  
LEGAL DESCRIPTION**

ALL OF LOT "C" (MONT BLANC DRIVE) AND ALL OF LOT "G" (1.00 FOOT BARRIER STRIP) OF TRACT NUMBER 23327 ON FILE IN BOOK 219, PAGES 64 THROUGH 68, INCLUSIVE, OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.

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

PREPARED UNDER MY SUPERVISION:



\_\_\_\_\_  
PAUL E. HILLMER                  P.L.S. 9017

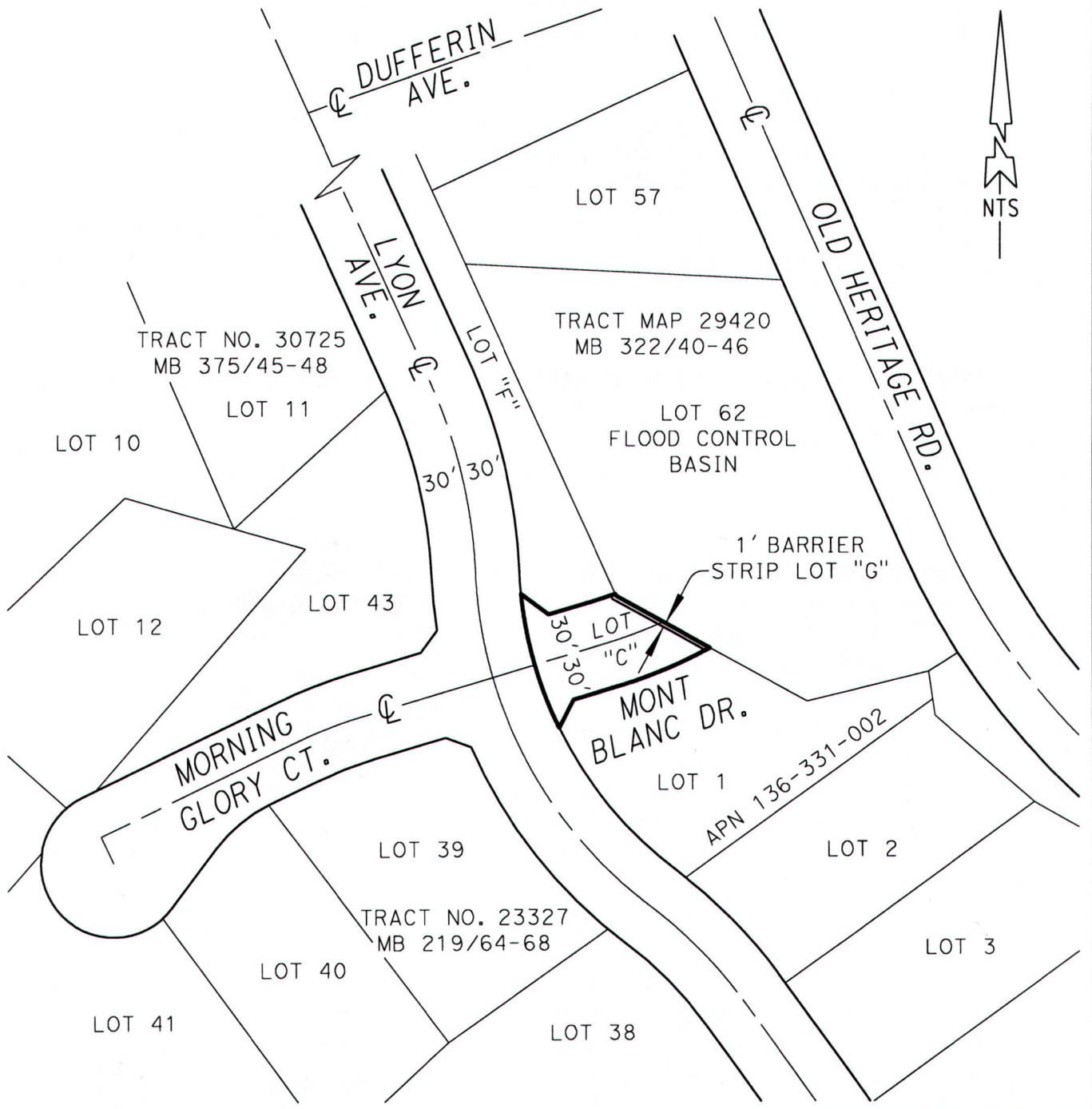
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4/23/2021

DATED:



# EXHIBIT "B"

## MONT BLANC DRIVE VACATION

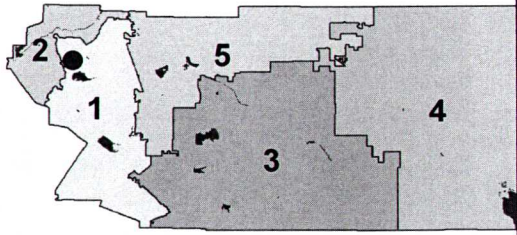


SECTION 25, T. 3 S., R. 6 W., S.B.M.

PCL No.: N/A	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: ABG21003	PROJECT: MONT BLANC DRIVE
SCALE: NTS	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: JM	
DATE: APRIL, 2021	APPROVED BY:  DATE: 4/23/2021
SHEET 1 OF 1	







Supervisor Districts

**Legend**

- Existing Facility
- Mont Blanc Dr
- Assessor Parcels
- RCFC Parcel
- Supervisorial District

**Description**

Lake Hills Area  
 Riverside County Arizona Channel  
 Project No 1-0-00170  
 APN 136-331-001 - RCFC& WCDt  
 APN 136-331-002 - Hopkins Trus

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

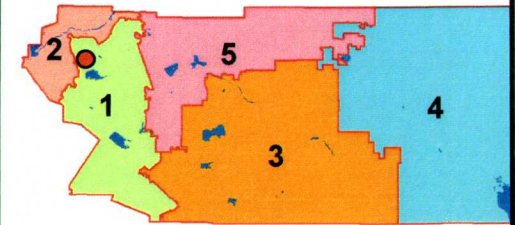
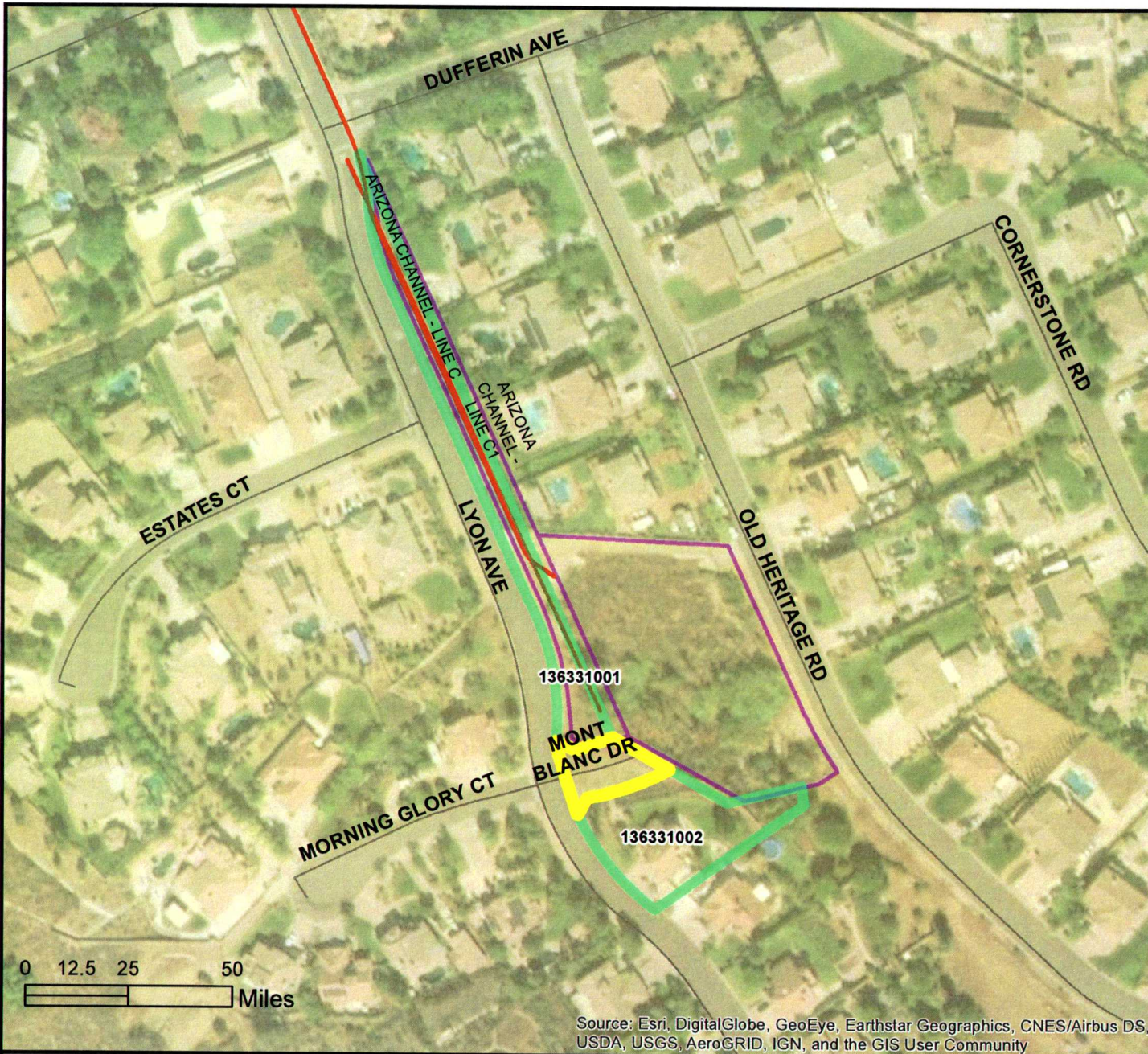


**RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**  
 Subject Property - Mont Blanc Drive



**Attachment 1**





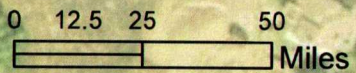
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**RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT**  
**Subject Property - Mont Blanc Drive**



**Attachment 1**



**BOARD OF SUPERVISORS**

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

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JAN 25 2022 11:11



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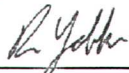
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Approved as to Form  
 Gregory P. Priamos  
 County Counsel

By:   
 Ryan Yabko  
 Deputy County Counsel

1 BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

2  
3 **RESOLUTION NO. F2022-03**

4 **DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENTION TO CONVEY FEE**  
5 **INTEREST IN DISTRICT-OWNED REAL PROPERTY TO RICHARD AND NANCY HOPKINS,**  
6 **TRUSTEES OF THE HOPKINS FAMILY TRUST, DATED MARCH 5, 2021, LOCATED ON MONT**  
7 **BLANC DRIVE IN THE UNINCORPORATED LAKE HILLS AREA, COUNTY OF RIVERSIDE,**  
8 **CALIFORNIA, ARIAZONA CHANNEL PROJECT 1-0-00170**

9 ADOPTED by Riverside County Board of Supervisors on January 25, 2022

10 **ROLL CALL:**

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

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

16 KECIA R. HARPER, Clerk of said Board

17 By: 

18 Deputy

19  
20  
21  
22 01.25.2022 11.1  
23  
24  
25

**EXHIBIT "A"  
VACATION  
LEGAL DESCRIPTION**

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

PREPARED UNDER MY SUPERVISION:



\_\_\_\_\_  
PAUL E. HILLMER                  P.L.S. 9017

\_\_\_\_\_  
4/23/2021

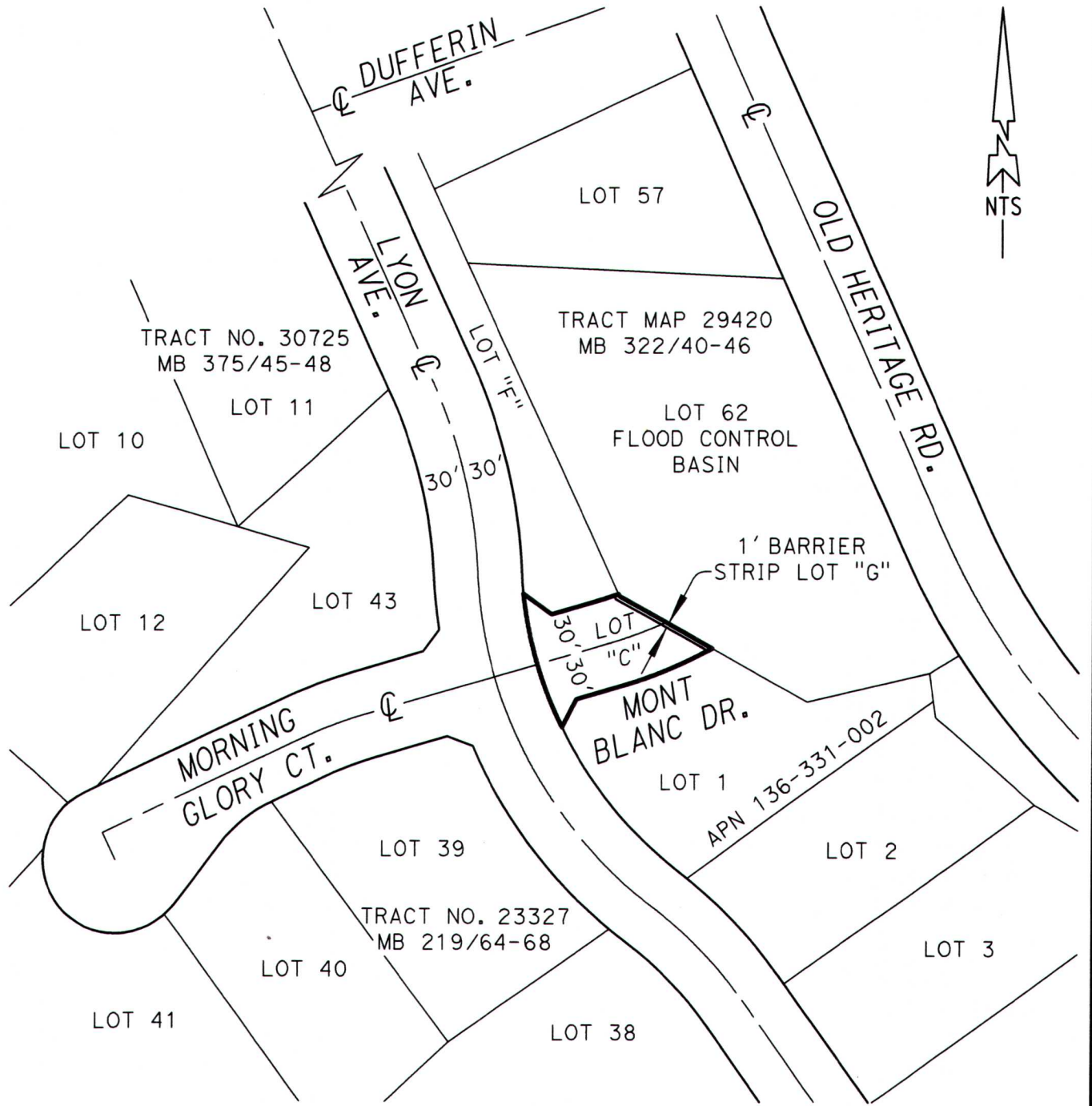
DATED:





# EXHIBIT "B"

## MONT BLANC DRIVE VACATION




SECTION 25, T. 3 S., R. 6 W., S.B.M.

PCL No.: N/A  
 WO No.: ABG21003  
 SCALE: NTS  
 PREPARED BY: JM  
 DATE: APRIL, 2021  
 SHEET 1 OF 1

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT,  
 SURVEY DIVISION

PROJECT: MONT BLANC DRIVE

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

APPROVED BY:  DATE: 4/23/2021

