

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



ITEM: 11.3  
(ID # 18098)

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

**FROM :** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2022-04, Declaration of Exempt Surplus Land and Notice of Intent to Sell Fee Interest in Real Property and Reserve a Maintenance Easement and Rights of Reversion, (RCFC Parcel No. 1110-7, APN 171-020-002) Located in the City of Jurupa Valley, to Pyrite Investments, LLC, a California Limited Liability Company, by Grant Deed and Reservation of Easement Agreement, Project No. 1-0-00110, District 2. [\$0]

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

1. Adopt Resolution No. F2022-04, Declaration of Exempt Surplus Land and Notice of Intent to Sell Fee Interest in Real Property and Reserve a Maintenance Easement and Rights of Reversion, (RCFC Parcel No. 1110-7, APN 171-020-002) Located in the City of Jurupa Valley, to Pyrite Investments, LLC, a California Limited Liability Company, by Grant Deed and Reservation of Easement Agreement, Project No. 1-0-00110; and
2. Direct the Clerk of the Board to give notice pursuant to Section 6061 of the Government Code.

**ACTION:Policy**

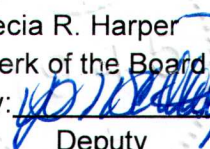
Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 1/10/2022

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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.

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> No  |                     |
|                             |                             |                          | <b>For Fiscal Year:</b> 21/22 |                     |

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

**BACKGROUND:**

**Summary**

The Riverside County Flood Control and Water Conservation District ("District") acquired the subject real property RCFC Parcel No. 1110-7 by Final Order of Condemnation recorded July 18, 1975 as Instrument No. 86825, Official Records of the County of Riverside. The purchase of the parcel was part of the Pyrite Channel Project ("Project"), which consisted of the construction, operation, and maintenance of an open channel. The District owns the parcel in fee.

The District received an unsolicited inquiry from Pyrite Investments, LLC, a California limited liability company, proposing to purchase RCFC Parcel No. 1110-7 ("Property") and convert the existing open channel into an underground storm drain in order to develop the Property. The District was able to determine the feasibility of the request with the requirement of an easement reservation for maintenance of the underground storm drain as well as reversionary rights to the District. Selling the Property would reduce both maintenance costs and responsibilities of the District. The District requests this Property be declared exempt surplus land as the Property is a former right of way conveyed to an owner of an adjacent property. The District intends to reserve a maintenance easement and rights of reversion.

The Property will go back onto the Riverside County real property tax roll providing property tax revenue, and the reversionary rights would also ensure that the District would not lose rights in the event Pyrite Investments, LLC later sells the Property or fails to construct the project.

The District has determined that the surface of the Property is not needed for any current or any future facilities, thereby making the surface unnecessary for the District's use or purposes, and it is in the public's interest to sell the fee interest and reserve an easement on the Property as well as protect the District's rights on an active facility.

Pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's Board of Supervisors 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

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

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 District's Board of Supervisors 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.

Therefore, District staff is recommending the adoption of Resolution F2022-04 to declare the Property as exempt surplus land and notice the District's intent to sell its fee simple interest in the Property and reserve a maintenance easement and rights of reversion.

Resolution No. F2022-04 has been approved as to form by County Counsel.

**Impact on Residents and Businesses**

No impact to residences or businesses.

**Financial Information**

All costs shall be borne by Pyrite Investments, LLC.

**ATTACHMENTS:**

1. Resolution No. F2022-04
2. Vicinity Map

JP:rlp  
P8/241793



Jason Farin, Principal Management Analyst 1/19/2022



Gregory L. Priarios, Director County Counsel 1/11/2022

**BOARD OF SUPERVISORS**

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

RESOLUTION NO. F2022-04

DECLARATION OF EXEMPT SURPLUS PROPERTY AND NOTICE OF INTENT TO SELL  
FEE INTEREST IN REAL PROPERTY AND RESERVE A MAINTENANCE EASEMENT  
AND RIGHTS OF REVERSION, (RCFC PARCEL NO. 1110-7, APN 171-020-002)  
LOCATED IN THE CITY OF JURUPA VALLEY, TO PYRITE INVESTMENTS, LLC BY  
GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT, PROJECT NO. 1-0-  
00110

**WHEREAS**, the Riverside County Flood Control and Water Conservation District ("District") acquired the subject real property RCFC Parcel No. 1110-7 by Final Order of Condemnation recorded July 18, 1975 as Instrument No. 86825, Official Records of the County of Riverside; and

**WHEREAS**, the purchase of the parcel was a part of the Pyrite Channel Project ("Project"), which consisted of the construction, operation, and maintenance of an open channel; and

**WHEREAS**, the District received an unsolicited inquiry from Pyrite Investments, LLC, a California limited liability company, proposing to purchase RCFC Parcel No. 1110-7, described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein, ("Property") and convert the existing open channel into an underground storm drain in order to develop the Property; and

**WHEREAS**, the District was able to determine the feasibility of the request with the requirement of an easement reservation for maintenance of the underground channel, described in Exhibit "C" and depicted on Exhibit "D", as well as reversionary rights to the District; and

**WHEREAS**, selling the Property would reduce both the obligation of maintenance and responsibility of the District; and

**WHEREAS**, the Property would go back onto the Riverside County real property tax roll, and the reversionary rights would also ensure that the District would not lose rights in the event Pyrite Investments, LLC later sells the Property or fails to construct its project; and

**WHEREAS**, 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

FORM APPROVED COUNTY COUNSEL  
BY  RYAN D. YABKO  
1/11/22  
DATE

1 lease, or otherwise, to hold, use, enjoy, and to lease or dispose of real, personal, or mixed property  
2 of every kind within or without the District necessary or convenient to the full exercise of its  
3 powers, and to lease its property to public agencies, or to grant any interest therein to public  
4 agencies, which lease or grant does not interfere with the use of the property for the purposes of  
5 the District; and

6       **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 13, the  
7 District's Board may determine any real property held by the District is no longer necessary to be  
8 retained for the uses and purposes thereof, and may thereafter sell or otherwise dispose of said  
9 Property, or lease the same; and

10       **WHEREAS**, the District declares the Property is exempt surplus land under the California  
11 Surplus Land Act and may proceed with the conveyance of the Property without providing prior  
12 written offers or notices of availability to other public agencies or housing sponsors because the  
13 surplus land is a former right of way and is being conveyed to an owner of an adjacent property  
14 (Government Code Section 54221(f)(1)(E)).

15       **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
16 Board, in regular session assembled on January 25, 2022 at 9:30 a.m. or soon thereafter, in the  
17 meeting room of the Board, located on the 1<sup>st</sup> Floor of the County Administrative Center, 4080  
18 Lemon Street, Riverside, California, that this Board has evaluated and determined that the  
19 conveyance of the Property to Pyrite Investments, LLC, will not interfere with the use of the  
20 Property for the intended purposes of the District.

21       **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Board has  
22 evaluated and determined that the real property, which is intended to be conveyed to Pyrite  
23 Investments, LLC, is no longer necessary to be retained for the uses and purposes of the District.

24       **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the District  
25 intends to convey the fee simple interest to the Property with a reservation of a permanent easement  
26 in favor of the District for operation and maintenance, which includes a right of reversion.

27       **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the District  
28 declares the Property exempt surplus land pursuant to Government Code Section 54221(f)(1)(E) .

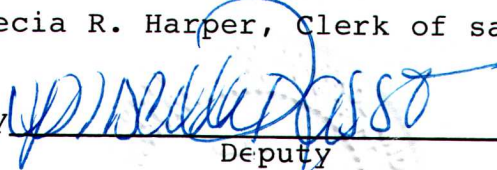
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**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** by this Board that  
the Clerk of the Board is directed to give notice pursuant to Section 6061 of the Government Code.

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"



86825

1 RAY T. SULLIVAN, JR., County Counsel  
2 GERALD J. GEERLINGS, Senior Deputy  
3 PETER H. LYONS, Deputy County Counsel

4 Law Library Building  
5 3535 Tenth Street Suite 300  
6 Riverside, California 92501

7 Telephone: (714) 787-2421

8 Attorneys for Plaintiff

FILED  
JUL 10 1975  
RIVERSIDE, CALIF.

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA

10 FOR THE COUNTY OF SAN DIEGO

11

12 <sup>TEE</sup>  
13 RIVERSIDE COUNTY FLOOD CONTROL )  
14 AND WATER CONSERVATION DISTRICT, )

No. 354690

15 Plaintiff, )

16 FINAL ORDER OF CONDEMNATION

17 vs. )

(Parcels 1110-7, 1110-7T1

18 PAUL GARRETT, et al., )

and 1110-7T2)

19 Defendants. )

20

21

22 Judgment in Condemnation having been entered in the  
23 above-entitled action, and it appearing to the satisfaction of  
24 the Court that plaintiff has paid into Court for the benefit of  
25 defendants Paul Garrett, Irving I. Gronsky, Audrey V. Gronsky  
26 and Henry S. Hendler, the total sum of money required by said  
27 Judgment, as just compensation for all claims and demands of  
28 defendants against plaintiff on account of the taking of the  
hereinafter described real property, together with any and all  
improvements thereon pertaining to the realty and for all damages  
of every kind and nature; now, therefore,

29

IT IS ORDERED, ADJUDGED AND DECREED that the following  
described interests in real property are hereby condemned to

30

1 become the property of plaintiff, Riverside County Flood Control  
2 and Water Conservation District, for the public use and purpose  
3 set forth in plaintiff's complaint, namely, the acquisition,  
4 construction and completion of a public improvement consisting  
5 of a storm channel, and appurtenant works, for the control and  
6 flow of flood and storm waters and for other uses incidental  
7 thereto and required thereby; said real property being situate in  
8 the County of Riverside, State of California, and more  
9 particularly described as follows:

10 FEE SIMPLE ESTATE in the land in the County of Riverside,  
11 State of California, described as follows:

12 Parcel 1110-7 as shown on Record of Survey filed  
13 February 22, 1973, in Records of Survey Book 59,  
14 page 28, office of the Recorder, Riverside County,  
California.

15 A TEMPORARY EASEMENT and right of entry for a period of  
16 six months commencing August 20, 1973, and terminating  
17 February 19, 1974, for construction, construction  
18 operations and other uses necessary to facilitate and  
19 accomplish construction of Pyrite Channel in the land  
20 in the County of Riverside, State of California,  
21 described as follows:

22 Parcel 1110-7T1 described as that portion of  
23 Tract 8 of the J. R. Johnston Estate Company  
24 located in Section 12, T2S, R5W, SBB&M, as shown  
by map on file in Book 7, page 63, of Maps,  
Records of Riverside County, California,  
described as:

25 A strip of land 25 feet in width lying easterly  
26 of, parallel with, and contiguous to Parcel  
27 1110-7 as shown on Record of Survey filed  
February 22, 1973, in Records of Survey Book 59,  
page 28, office of the Recorder, Riverside County,  
28 California.

86825

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Parcel 1110-7T2 described as that portion of Tract 8 of the J. R. Johnston Estate Company located in Section 12, T2S, R5W, SBB&M, as shown by map on file in Book 7, page 63, of Maps, Records of Riverside County, California, described as:

A strip of land 25 feet in width lying westerly of, parallel with, and contiguous to Parcel 1110-7 as shown on Record of Survey filed February 22, 1973, in Records of Survey Book 59, page 28, office of the Recorder, Riverside County, California.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a certified copy of this Final Order of Condemnation be recorded in the Office of the County Recorder of Riverside County, California, and thereupon the real property herein described, together with any and all improvements thereon, and the title thereto, shall vest in plaintiff, and right, title, and interest in defendants Paul Garrett, Irving I. Grons<sup>TORS</sup>ky, Audrey V. Grons<sup>TORS</sup>ky, and Henry S. Hendler and the County of Riverside, and all liens, charges, conditions and restrictions upon the real property described herein including but not limited to, all real property taxes, assessments, penalties and costs, from and after August 20, 1973, the date plaintiff was empowered to take possession of said real property, are terminated, canceled and extinguished.

Dated: July \_\_, 1975.

JUL 18 1975

WILLIAM A. YALE

Judge of the Superior Court

PHL:bw  
7-14-75

ROBERT D. JONES

JUL 18 1975

*Robert D. Jones* Deputy

WY T. SULLIVAN, JR.  
COUNTY COUNSEL  
LAW LIBRARY BLDG.  
RIVERSIDE, CALIFORNIA

# EXHIBIT "B"

# IN THE COUNTY OF RIVERSIDE RECORD OF SURVEY

BEING A PORTION OF TRACT 8 OF THE J.R. JOHNSTON ESTATE COMPANY AS PER M.B. 7 PG. 63 RIVERSIDE COUNTY RECORDS.  
LOCATED IN SECTION 12, T. 2 S., R. 6 W., IN THE JURUPA RANCHO.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
JANUARY 1973

### RECORDER'S CERTIFICATE




Filed this 32 day of February, 1973, at 11:05 A.M.  
in Book 59 of Record of Surveys at page 28 at the request  
of the County Surveyor. W.D. BALOGH  
County Recorder

Fee None  
No. 22934 By Ann B. Vaughn Deputy

### NOTE:

PARCEL 1110-0 INDICATES RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT RIGHT OF WAY PARCEL NUMBERS.

### SURVEYOR'S NOTE:

1. IRON PIPE OR MONUMENTS FOUND AS NOTED, SHOWN THUS 
2. NOTHING SET, POSITION DETERMINED BY CALCULATION UNLESS OTHERWISE NOTED, SHOWN THUS 
3. BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION BLVD TAKEN AS N89°55'00"E AS SHOWN ON RECORD OF SURVEY 32 pg 83, RIV. CO. RECORDS.
4. SET 3/4" IRON PIPE WITH PLASTIC PLUG MKD. R.C.F.C. & W.C.D. UNLESS OTHERWISE NOTED, SHOWN THUS (SET FLUSH) 

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyors' Act at the request of the Riverside County Flood Control and Water Conservation District in JANUARY 1973.

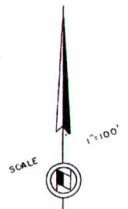
W.D. Balogh  
Chief Engineer R.C.E. 8822

### COUNTY SURVEYOR'S CERTIFICATE

This map has been examined for conformance with the requirements of the Land Surveyors' Act this 21 day of February, 1973.

B. Douglas Powell, County Surveyor  
By Ann B. Vaughn Deputy

FD. 2" X 2" Hub with Tack (flush)  
with 1" X 2" Marker mkd. 305+42.23  
E.I.M.P. & E. PYRITE  
no ref.

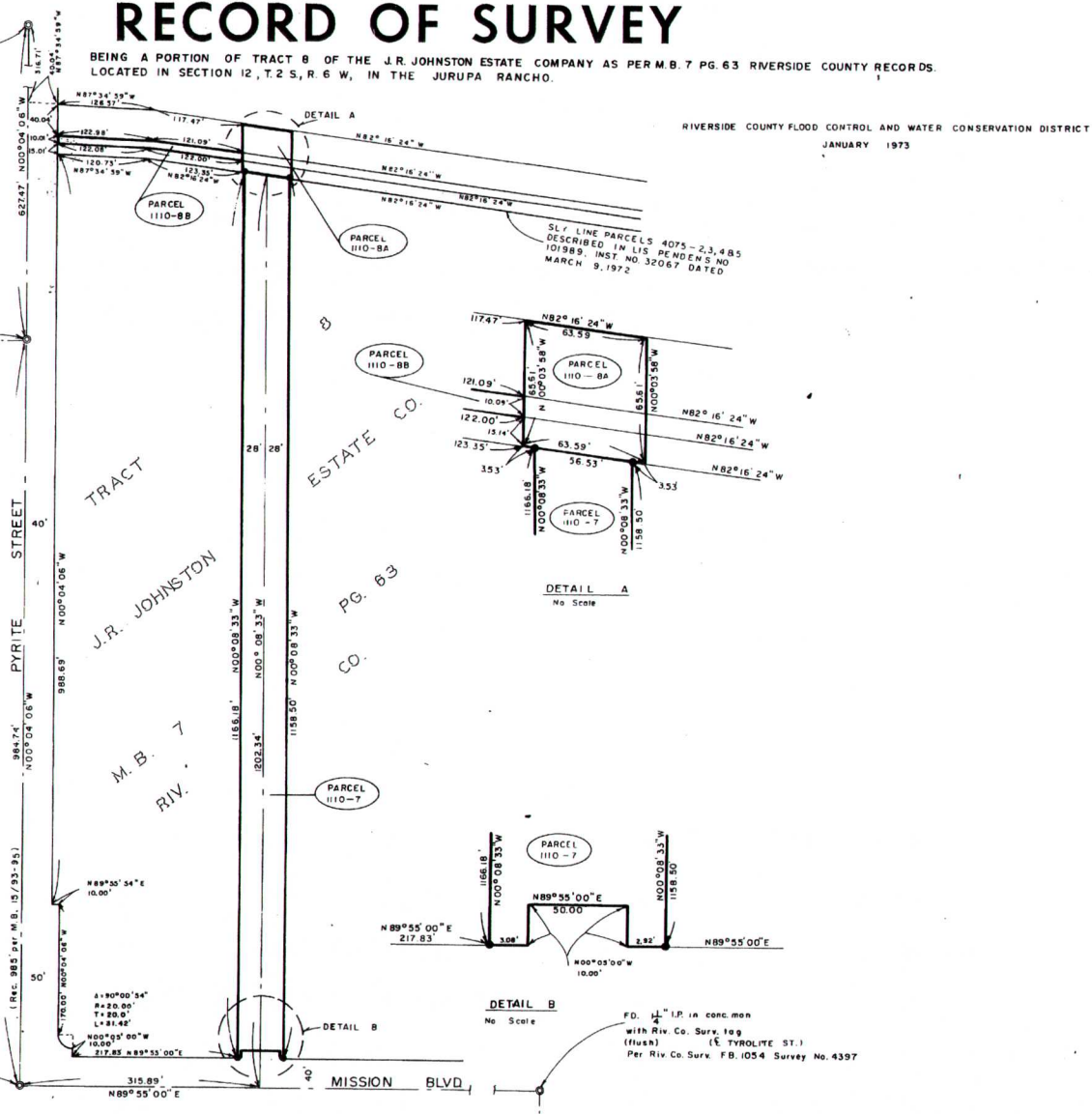


FD. R.R. Spike with  
Conc. mon. X ties (flush)  
(E 40TH ST)  
Per Riv. Co. Surv. F.B. 1054  
Survey No. 4397

RS 30/40

M.B. 15/93-95

FD. 1/4" I.P. with Riv.  
Co. Surv. tag (flush)  
Per Riv. Co. Surv. F.B. 1054  
Survey No. 4397



RS 32/83

# EXHIBIT "C"

**EXHIBIT "A"**  
**RIVERSIDE COUNTY FLOOD CONTROL AND**  
**WATER CONSERVATION DISTRICT**  
STORM DRAIN EASEMENT  
LEGAL DESCRIPTION

BEING A PORTION OF TRACT 8 OF J.R. JOHNSTON ESTATE COMPANY, IN THE CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF PYRITE STREET AND MISSION BOULEVARD, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 137, PAGES 99 THROUGH 113, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE, ALONG SAID CENTERLINE OF MISSION BOULEVARD, SOUTH 89°24'43" EAST 308.89 FEET;

THENCE, LEAVING SAID CENTERLINE, NORTH 00°31'44" EAST 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSION BOULEVARD, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE, CONTINUING NORTH 00°31'44" EAST 1153.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 60;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 81°36'05" EAST 14.13 FEET TO A POINT ON A LINE, 14.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LAST CALL;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG SAID PARALLEL LINE, SOUTH 00°31'44" WEST 1151.48 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°24'43" WEST 14.00 FEET TO THE **POINT OF BEGINNING**.

CONTAING 16,134 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIBED REAL PROPERTY IS SHOWN ON THE MAP ATTACHED HERewith AND MADE A PART HEREOF, ENTITLED EXHIBIT "B".

THE ABOVE DESCRIPTION WAS PREPARED BY ME.

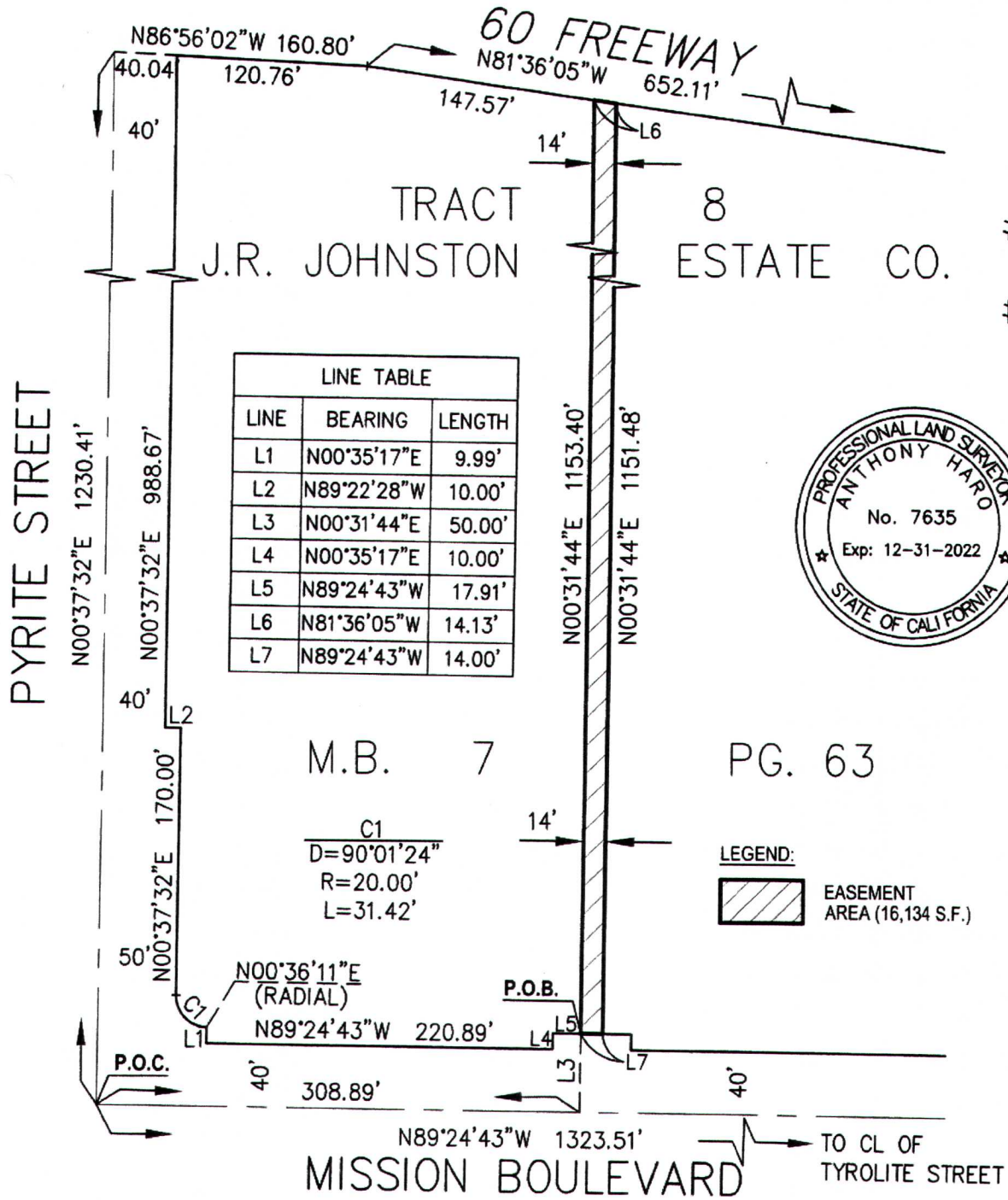
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ANTHONY HARO, PLS 7635  
EXPIRATION DATE: 12/31/2022  
JN: 795-2849

# EXHIBIT "D"



**EXHIBIT "B"**



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N00°35'17"E | 9.99'  |
| L2         | N89°22'28"W | 10.00' |
| L3         | N00°31'44"E | 50.00' |
| L4         | N00°35'17"E | 10.00' |
| L5         | N89°24'43"W | 17.91' |
| L6         | N81°36'05"W | 14.13' |
| L7         | N89°24'43"W | 14.00' |



**LEGEND:**  
 EASEMENT AREA (16,134 S.F.)

PREPARED BY:



9302 PITTSBURGH AVE. SUITE 230  
 RANCHO CUCAMONGA, CA. 91730  
 PHONE: 909.481.6322  
 FAX: 909.481.6320

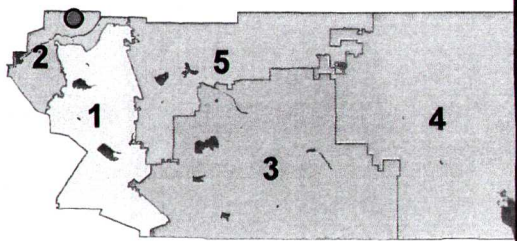
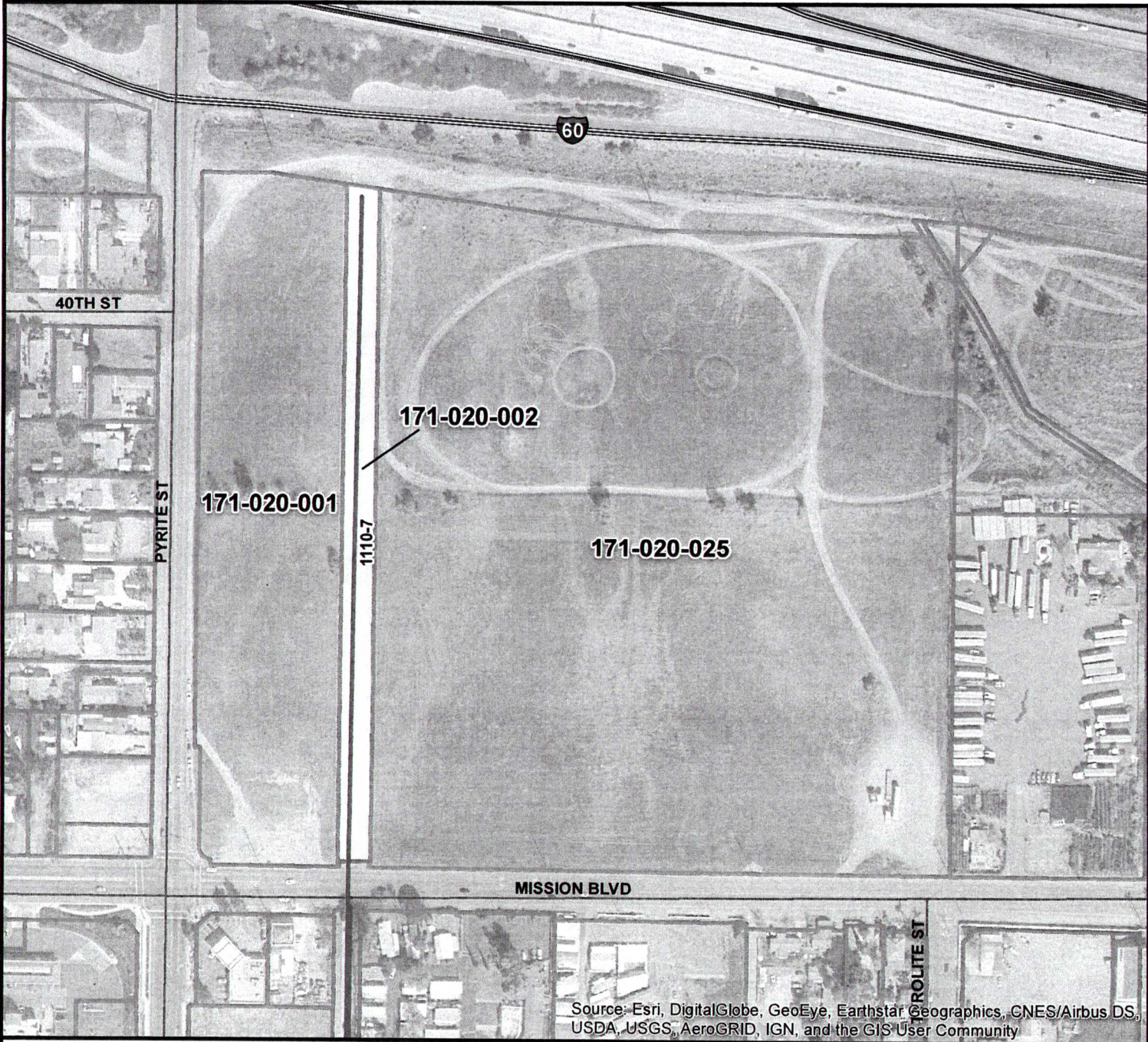
**CITY OF JURUPA VALLEY, CALIFORNIA**

BEING A PORTION OF THE NORTHEAST 1/4, OF SECTION 12, T. 2S., R. 6W., S.B.M.

THIS PLAT IS SOLELY TO BE USED AS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THAT WRITTEN DOCUMENT.

**RCFCD STORM DRAIN EASEMENT**

|           |            |
|-----------|------------|
| J.N.:     | 795-2849   |
| DATE:     | 11/16/2021 |
| DRAWN BY: | AH         |
| SCALE:    | 1" = 100'  |
| SHEET:    | 1 OF 1     |



**Supervisor Districts**

**Legend**

- Existing Facility
- Subject Property
- Assessor Parcels
- RCFC Parcel
- Highways
- Project Location

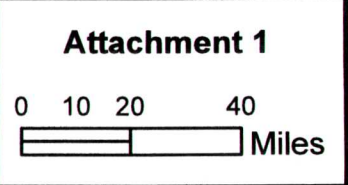
**Description**

PYRITE CHANNEL  
Project No. 2-0-00253

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**  
**Assessor Parcel Number 171-020-002**  
**RCFC Parcel – 1110-7**  
**Vicinity Map**



# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF


Ad Desc.: NOI- Reso. F2022-04 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**02/05/2022**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: February 05, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011516202-01

P.O. Number:

Ad Copy:

Flood  
Item 11.3  
1/25/2022

RESOLUTION NO. F2022-04  
DECLARATION OF EXEMPT SURPLUS PROPERTY AND NOTICE OF INTENT TO SELL, FEE INTEREST IN REAL PROPERTY AND RESERVE A MAINTENANCE EASEMENT AND RIGHT OF REVERSION, RCFC PARCEL NO. 1110-7, APN 171-020-002 LOCATED IN THE CITY OF JURUPA VALLEY TO PYRITE INVESTMENTS, L.L.C. BY GRANT DEED AND RESERVATION OF EASEMENT AGREEMENT, PROJECT NO. 1-0-00110

WHEREAS, the Riverside County Flood Control and Water Conservation District (District) acquired the subject real property RCFC Parcel No. 1110-7 by Final Order of Condemnation recorded July 16, 1975 as Instrument No. 86825, Official Records of the County of Riverside; and

WHEREAS, the purchase of the parcel was a part of the Pyrite Channel Project (Project), which consisted of the construction, operation, and maintenance of an open channel; and

WHEREAS, the District received an unsolicited inquiry from Pyrite Investments, L.L.C., a California limited liability company, proposing to purchase RCFC Parcel No. 1110-7 as described in Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein, (known as the "Property") and convert the existing open channel into an underground storm drain in order to develop the Property; and

WHEREAS, the District was able to determine the feasibility of the request with the requirement of an easement reservation for maintenance of the underground channel, described in Exhibit "C" and depicted on Exhibit "D", as well as reversionary rights to the District; and

WHEREAS, selling the Property would reduce both the obligation of maintenance and responsibility of the District; and

WHEREAS, the Property would go back onto the Riverside County real property tax roll, and the reversionary rights would also insure that the District would not lose rights in the event Pyrite Investments, L.L.C. later sells the Property or fails to construct its project; and

WHEREAS, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the Board of Supervisors 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 of Supervisors for the District 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; and

WHEREAS, the District declares the Property is exempt surplus land under the California Surplus Land Act and may proceed with the conveyance of the Property without providing prior written offers or notices of availability to other public agencies or housing sponsors because the surplus land is a former right of way and is being conveyed to an owner of an adjacent property (Government Code Section 54211(i)(1)(E)).

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors of the District ("Board"), in regular session assembled on January 25, 2022 at 9:30 a.m. or soon thereafter, in the meeting room of the Board, located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board has evaluated and determined that the conveyance of the Property to Pyrite Investments, L.L.C. will not interfere with the use of the property for the intended purposes of the District.

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Board has evaluated and determined that the real property, which is intended to be conveyed to Pyrite Investments, L.L.C. is no longer necessary to be retained for the uses and purposes of the District.

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the District intends to convey the fee simple interest to the Property with a reservation of a permanent easement in favor of the District for operation and maintenance, which includes a right of reversion.

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the District declares the Property exempt surplus land pursuant to Government Code Section 54211(i)(1)(E).

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED by this Board that the Clerk of the Board is directed to give notice pursuant to Section 6061 of the Government Code.

EXHIBIT "A"

RAY Y. SULLIVAN, JR., County Counsel  
REXALD J. GREGG, Senior Deputy  
PEPPER H. LYONS, Deputy County Counsel  
Law Library Building  
3535 Ninth Street Suite 300  
Riverside, California 92501  
Telephone: (714) 787-2421  
Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF SAN DIEGO

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, )  
Plaintiff, ) No. 354690  
vs. ) FINAL ORDER OF CONDEMNATION  
PAUL GARRETT, et al., ) (Parcels 1110-7, 1110-7T1  
Defendants. ) and 1110-7T2)

Judgment in Condemnation having been entered in the above-entitled action, and it appearing to the satisfaction of the Court that plaintiff has paid into Court for the benefit of defendants Paul Garrett, Irving I. Gromsky, Audrey V. Gromsky and Henry S. Hendler, the total sum of money required by said Judgment, as just compensation for all claims and demands of defendants against plaintiff on account of the taking of the hereinafter described real property, together with any and all improvements thereon pertaining to the realty and for all damages of every kind and nature; now, therefore,

IT IS ORDERED, ADJUDGED AND DECREED that the following described interests in real property are hereby condemned to

-1-

become the property of plaintiff, Riverside County Flood Control and Water Conservation District, for the public use and purpose set forth in plaintiff's complaint, namely, the acquisition, construction and completion of a public improvement consisting of a storm channel, and appurtenant works, for the control and flow of flood and storm waters and for other uses incidental thereto and required thereby; said real property being situated in the County of Riverside, State of California, and more particularly described as follows:

FEE SIMPLE ESTATE in the land in the County of Riverside, state of California, described as follows:

Parcel 1110-7 as shown on Record of Survey filed February 22, 1973, in Records of Survey Book 58, page 29, office of the Recorder, Riverside County, California.

A TEMPORARY EASEMENT and right of entry for a period of six months commencing August 20, 1973, and terminating February 19, 1974, for construction, construction operations and other uses necessary to facilitate and accomplish construction of Pyrite Channel in the land in the County of Riverside, State of California, described as follows:

Parcel 1110-7T1 described as that portion of Tract B of the J. K. Johnston estate company located in Section 12, T1S, R5W, S884M, as shown by map on file in book 7, page 43, of Maps, Records of Riverside County, California, described as:

A strip of land 25 feet in width lying westerly of parallel with, and contiguous to Parcel 1110-7 as shown on Record of Survey filed February 22, 1973, in Records of Survey Book 58, page 29, office of the Recorder, Riverside County, California.

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1 Parcel 1110-772 described as that portion of  
 2 Tract 8 of the J. R. Johnston Estate Company  
 3 located in Section 12, T8S, 40W, S8800, as shown  
 4 by map on file in Book 7, page 61, of Maps,  
 5 Records of Riverside County, California,  
 6 described as:  
 7 A strip of land 25 feet in width lying westerly  
 8 of, parallel with, and contiguous to parcel  
 9 1110-7 as shown on Record of Survey filed  
 10 February 25, 1973, in Records of Survey Book 59,  
 11 page 28, office of the Recorder, Riverside  
 12 County, California.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a  
 14 certified copy of this Final Order of Condemnation be recorded in  
 15 the Office of the County Recorder of Riverside County, California,  
 16 and thereupon the real property herein described, together with  
 17 any and all improvements thereon, and the title thereto, shall  
 18 vest in plaintiff, and right, title, and interest in defendants  
 19 Paul Garrett, Irving I. Gronsky, Audrey V. Gronsky, and Henry S.  
 20 Handler and the County of Riverside, and all liens, charges,  
 21 conditions and restrictions upon the real property described  
 22 herein including but not limited to, all real property taxes,  
 23 assessments, penalties and costs, from and after August 20, 1971,  
 24 the date plaintiff was empowered to take possession of said real  
 25 property, are terminated, canceled and extinguished.

26 Dated: July 18, 1975.

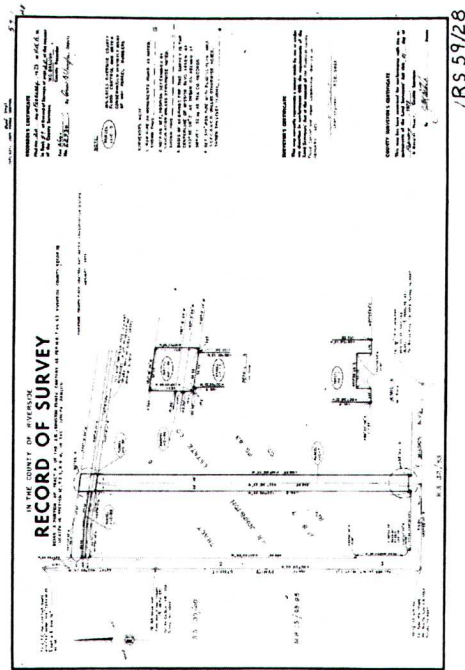
27 **WILLIAM A. YALE**  
 28 Judge of the Superior Court

29 JUL 18 1975

30 PHL:bw  
 31 7-14-75

32

**EXHIBIT "B"**



**EXHIBIT "C"**

**EXHIBIT "A"  
 RIVERSIDE COUNTY FLOOD CONTROL AND  
 WATER CONSERVATION DISTRICT  
 STORM DRAIN EASEMENT  
 LEGAL DESCRIPTION**

BEING A PORTION OF TRACT 8 OF J.R. JOHNSTON ESTATE COMPANY, IN THE CITY OF JURUPA VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PYRITE STREET AND MISSION BOULEVARD, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 137, PAGES 99 THROUGH 112, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE, ALONG SAID CENTERLINE OF MISSION BOULEVARD, SOUTH 89°24'43" EAST 308.89 FEET;

THENCE, LEAVING SAID CENTERLINE, NORTH 00°31'44" EAST 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MISSION BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 00°31'44" EAST 1153.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 60;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 81°36'05" EAST 14.13 FEET TO A POINT ON A LINE, 14.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID LAST CALL;

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG SAID PARALLEL LINE, SOUTH 00°31'44" WEST 1151.48 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE;

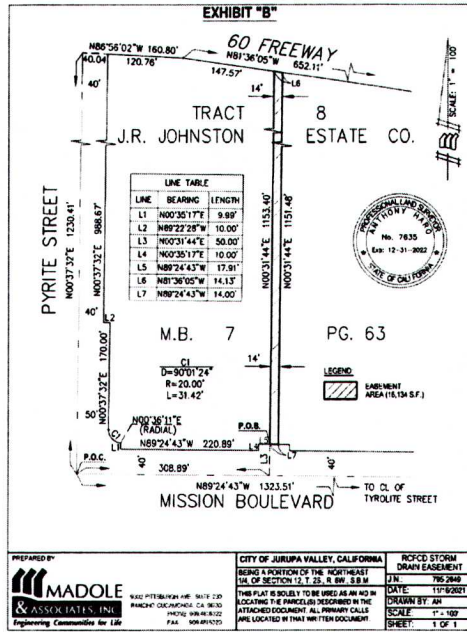
THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°24'43" WEST 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,134 SQUARE FEET, MORE OR LESS.

THE ABOVE DESCRIBED REAL PROPERTY IS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF, ENTITLED EXHIBIT "B".

THE ABOVE DESCRIPTION WAS PREPARED BY ME.

# EXHIBIT "D"



**ROLL CALL:**  
Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Noys: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on January 25, 2022.

KECIA R. HARPER, Clerk of said Board  
By: Zuly Martinez, Board Assistant

Alternative formats available upon request to individuals with disabilities.

Dated: February 1, 2022 Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant Press-Enterprise: 2/05