

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.17  
(ID # 17048)

**MEETING DATE:**  
Tuesday, August 30, 2022

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Adoption of Resolution No. 2022-078, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property in the Unincorporated Area of French Valley, County of Riverside, California, Assessor's Parcel Number 908-180-004 by Grant Deed to the Eastern Municipal Water District, District 3. [\$0] (Clerk of the Board to give notice) (4/5 Vote Required)

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

1. Adopt Resolution No. 2022-078, Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property located in the Unincorporated Area of French Valley, County of Riverside identified with Assessor's Parcel Number 908-180-004 by Grant Deed to the Eastern Municipal Water District; and
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6061.

**ACTION:Policy, 4/5 Vote Required**

  
Rose Salgado, Director of Facilities Management 8/17/2022

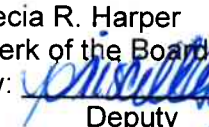
  
Aaron Gettis, Deputy County Counsel 8/18/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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 October 4, 2022, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: August 30, 2022  
xc: FM, COBzm

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE 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>	2022/23

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

**BACKGROUND:**

**Summary**

The County owns certain real property located in the Unincorporated Area of French Valley, County of Riverside, consisting of 3.195 acres referred to as Assessor's Parcel Number 908-180-004 (Property). The Property is no longer required for County's use. Through this action, the County seeks to convey fee simple interest in the Property by Grant Deed, to the Eastern Municipal Water District, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911 (EMWD).

The Property is vacant and situated adjacent to Winchester Road. For the County, this parcel is an unusable road remnant parcel. EMWD is currently pursuing the construction of a sewer line for the EMWD Sky Canyon Project (Project). The Project, as proposed, will provide additional sewer conveyance capacity to accommodate growth and development in the French Valley area. The Project includes approximately 6,700 linear feet of 36-inch diameter sewer along Winchester Road and Sky Canyon Drive.

The Property was recently appraised by an independent appraiser at a value of one hundred thirty-five thousand dollars (\$135,000). EMWD has agreed to pay this amount to the County to purchase the Property.

County recommends that the Property be declared as exempt surplus land, as the Property is being conveyed to another local agency for the transferee agency's use and is no longer needed to be owned in fee for the County or public purpose. Government Code Section 54221(f)(1)(D).

Therefore, County recommends the adoption of Resolution No. 2022-078 to declare the Property exempt surplus land and provide County's notice of intent to convey the Property to EMWD, a local agency.

Resolution No. 2022-078 has been reviewed and approved by County Counsel as to legal form.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Impact on Citizens and Businesses**

The transfer of this Property will assist EMWD in their efforts to provide improved service to the citizens and businesses in the French Valley area of the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

No net County cost will be incurred, and no budget adjustment is necessary, however the Facilities Management Real Estate Division will incur costs associated with this transaction. Real Estate Division's transactional costs in the approximate amount of \$19,500 will be reimbursed from the sale proceeds. The balance of the sales proceeds will be deposited into Sub-Fund 11183.

Sales Price	\$ 135,000
Estimated Escrow and Title Charges	\$ 3,000
Advertising Costs	\$ 1,500
County Staff Time includes FM-RE, FM Environmental and County Counsel	\$ 15,000
Total Estimated Acquisition Costs:	\$ 19,500
Total Estimated Net Proceeds	\$ 115,500

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2022-078

CAO:dr/08252021/372FM/30.561

  
\_\_\_\_\_  
Meghan Hahn, Senior Management Analyst 8/18/2022



1 Board of Supervisors

County of Riverside

2 Resolution No. 2022-078

3 Declaration of Exempt Surplus Land and

4 Notice of Intention to Convey Fee Simple Interest in Real Property

5 in the Unincorporated Area of French Valley,

6 County of Riverside, California, Assessor's Parcel Number 908-180-004

7 by Grant Deed to Eastern Municipal Water District

8  
9 WHEREAS, the County of Riverside ("County") is the owner of certain real  
10 property in the Unincorporated Area of French Valley, County of Riverside, State of  
11 California, identified as Assessor's Parcel Number 908-180-004 ("Property");

12 WHEREAS, the Property consisting of 3.195 acres was acquired by the County  
13 for the Winchester Road Project;


14 WHEREAS, the County deems the Property an uneconomical remnant, which is  
15 no longer required for County uses or purposes;

16 WHEREAS, pursuant to California Government Code Section 54221(f)(1)(D) the  
17 County finds that the Property is exempt surplus land because the Property is being  
18 transferred to another local agency for the transferee agency's use;

19 WHEREAS, the County desires to convey the Property to the Eastern Municipal  
20 Water District ("EMWD") for the consideration of \$135,000 (One Hundred Thirty Five  
21 Thousand Dollars); and

22 WHEREAS, EMWD and the County concur that it would be in both parties best  
23 interest to convey ownership of the Property to the EMWD; now, therefore,

24 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY  
25 GIVEN by the Board of Supervisors of the County of Riverside, California, in regular  
26 session assembled on August 30, 2022, finds the Property no longer necessary to be  
27 retained in fee by the County and is hereby declared exempt surplus land pursuant to  
28 Government Code Section 54221(f)(1)(D).

FORM APPROVED COUNTY COUNSEL  
BY:  RYAN D. YABKO  
8/8/22 DATE

AUG 30 2022 3.17

1  
2 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board  
3 intends to convey the Property to EMWD by Grant Deed as more particularly described  
4 in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof to the EMWD on  
5 or after October 4, 2022.

6 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of  
7 the Board of Supervisors is directed to give notice hereof as provided in Section 6061  
8 of the Government Code.

9  
10  
11  
12  
13  
14 ROLL CALL:

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

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

21 Kecia R. Harper, Clerk of said Board

22 By   
23 Deputy

24  
25 CAO:sc/08082022/372FM/30.561  
26  
27  
28

AUG 30 2022 3.17

**EXHIBIT "A"**

**EASTERN MUNICIPAL WATER DISTRICT  
FEE ACQUISITION**

**WO:** 19110

**APN:** 908-180-004

**GRANTOR:** COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION

**LEGAL DESCRIPTION**

BEING THAT PORTION OF THE NORTH 1320 FEET OF FRACTIONAL SECTION 13, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF WINCHESTER ROAD, A 60-FOOT RIGHT-OF-WAY, AS CONDEMNED BY THE COUNTY OF RIVERSIDE BY DECREE RECORDED JUNE 1, 1933 IN BOOK 124 PAGE 560 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**COMMENCING** AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 13;

**THENCE**, ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 13, SOUTH 00° 00' 17" EAST, 219.73 FEET TO SAID SOUTHEASTERLY LINE OF WINCHESTER ROAD AND THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00° 00' 17" EAST, 1100.27 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 23851-1, AS SHOWN ON THE MAP RECORDED IN BOOK 154, PAGES 97 THROUGH 103, INCLUSIVE, OF PARCEL MAPS (NOW PARCEL 1 OF PARCEL MAP NO. 30017, AS SHOWN ON THE MAP RECORDED IN BOOK 200 PAGES 11 AND 12, OF PARCEL MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

**THENCE** ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 37' 20" WEST, 253.02 FEET TO SAID SOUTHEASTERLY LINE OF WINCHESTER ROAD;

**THENCE** ALONG SAID SOUTHEASTERLY LINE, NORTH 12° 55' 38" EAST, 1130.59 FEET TO THE **TRUE POINT OF BEGINNING**.

**CONTAINING:** 3.195 ACRES, MORE OR LESS.


**RESERVING** AN EASEMENT TO THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES OVER THE NORTHWESTERLY 37.00 FEET OF THE HEREINABOVE DESCRIBED.

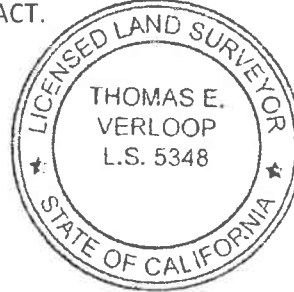
**ALSO RESERVING** AN EASEMENT TO THE PUBLIC, FOR TRANSPORTATION CORRIDOR PURPOSES, OVER THE SOUTHEASTERLY 25.00 FEET OF THE NORTHWESTERLY 62.00 FEET, OF THE HEREINABOVE DESCRIBED.

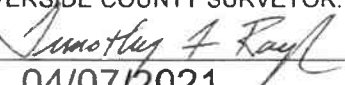
EXHIBIT "A"  
APN: 908-180-004

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

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

  
THOMAS E. VERLOOP - L.S. 5348  
DATE: 03/22/2021



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
BY:	
DATE:	<u>04/07/2021</u>

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Thomas E. Verloop*  
DATE: 04/07/2021

# EXHIBIT "B"

100' 0' 200'



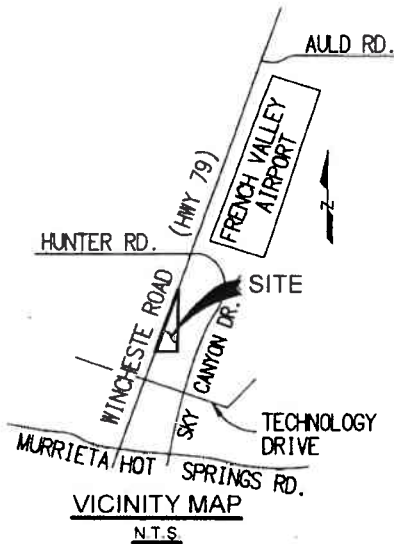
SCALE: 1"=200'

P.O.C.  
NE COR. SEC. 13  
T. 7S., R. 3W., SBM  
**HUNTER ROAD**

**BOREL ROAD**

(S00°00'17"E  
219.73')

T.P.O.B.



( ) - INDICATES RECORD DATA PER INST.  
NO. 2000-087093 (03/09/2000)

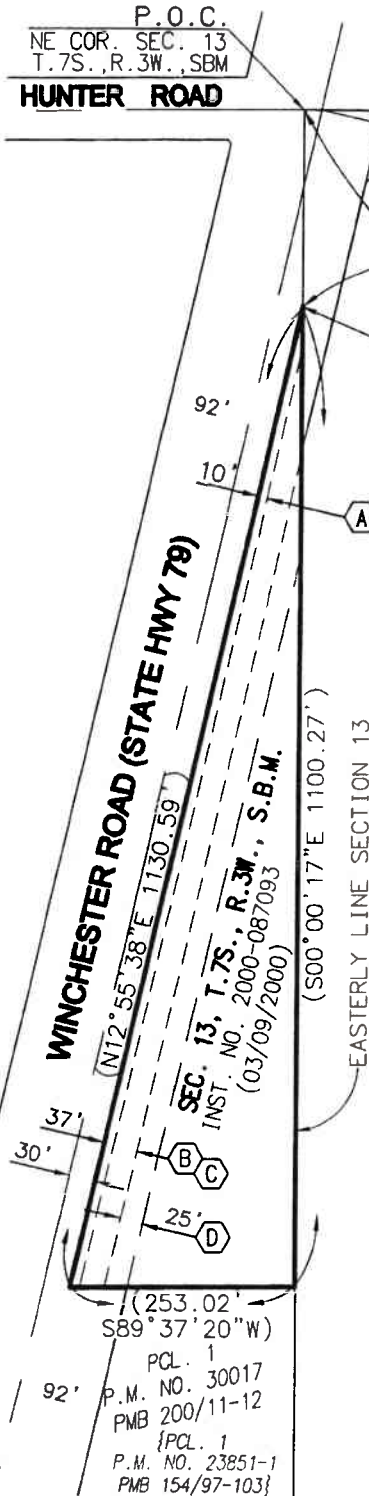
### EASEMENT NOTES

- (A) EASEMENT TO CALIFORNIA WATER & TELEPHONE COMPANY PER BK 1277, PG 560 O.R. (06/08/1951)
- (B) EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT PER INST. NO. 352379 O.R. (09/24/1990)
- (C) 37 FOOT STRIP FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT, RESERVED HEREON.
- (D) 25 FOOT STRIP FOR PUBLIC TRANSPORTATION CORRIDOR EASEMENT, RESERVED HEREON.

### BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE EAST LINE OF SECTION 13, T.7S., R.3W., S.B.M., BEARING N00°00'17"W, AS SHOWN ON PARCEL MAP NO. 23851-1, FILED IN BOOK 154, PAGES 97 THROUGH 103, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

INDICATES EASTERN MUNICIPAL WATER DISTRICT FEE ACQUISITION  
3.195 ACRES ±



SEC. 18  
T.7S., R.2W., S.B.M.  
APN: 957-320-011



PREPARED UNDER MY DIRECTION

*Thomas E. Verloop*  
THOMAS E. VERLOOP - L.S. 5348

DATE: MARCH 22, 2021

SEC. 13, T.7S., R.3W., S.B.M.

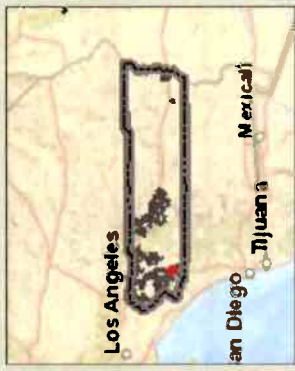
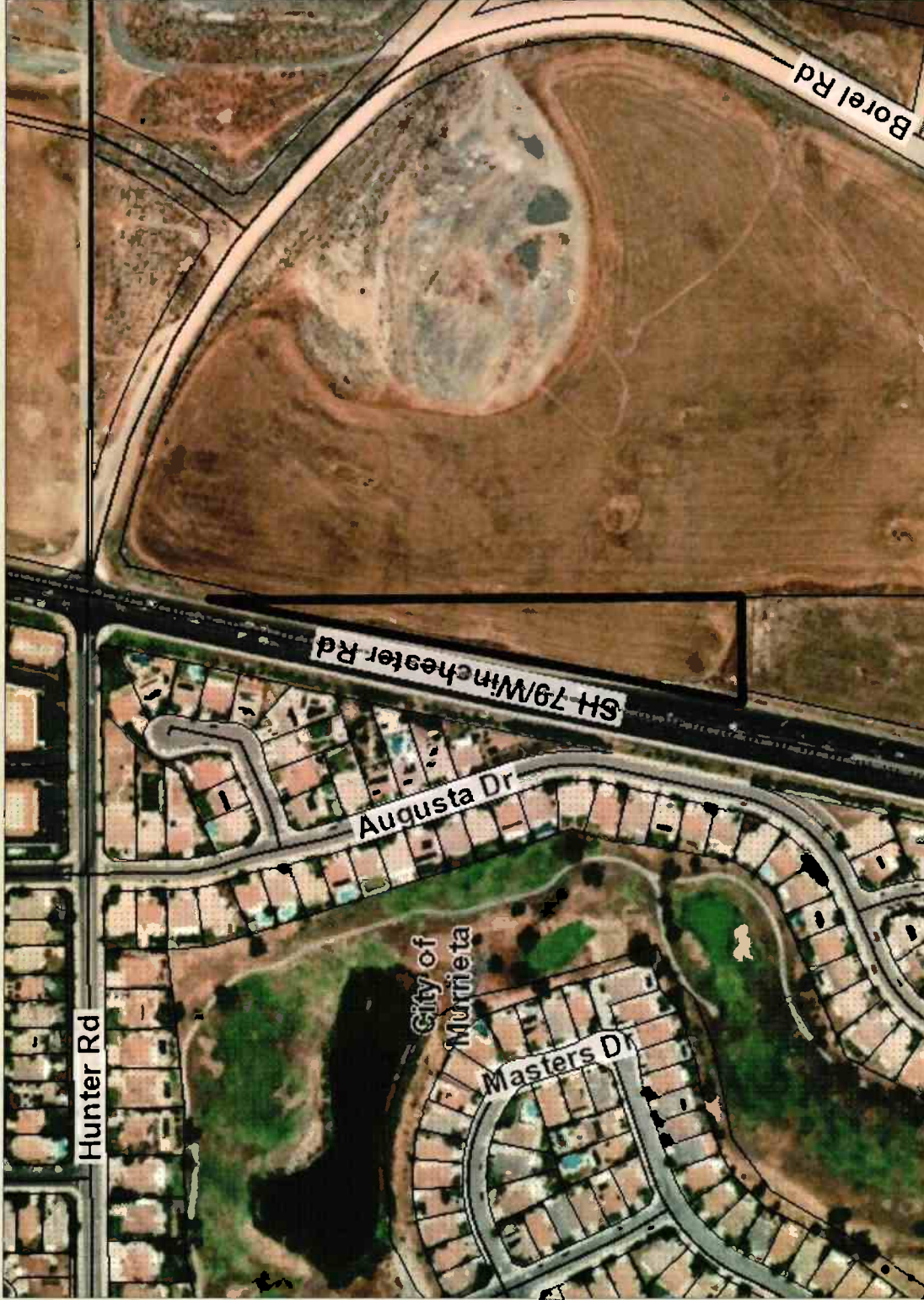
APN: 908-180-004

EASTERN MUNICIPAL WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:	RA-
	APPROVALS		SCALE AS SHOWN
GRANT DEED	ENGINEERING	REAL PROPERTY	W.O. 19110
	PROPERTY OF: COUNTY OR RIVERSIDE, A POLITICAL SUBDIVISION		DATE: 03/22/2021
			SHT 1 OF 1








# Aerial Image

Assessor's Parcel Number: 908-180-004



## Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas



0 376 752 Feet



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

REPORT PRINTED ON... 8/16/2021 4:53:46 PM

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## Notes



# 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.: /

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:

09/09/2022

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

Date: September 09, 2022  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011558631-01

P.O. Number:

Ad Copy:

Board of Supervisors

County of Riverside

### Resolution No. 2022-078 Declaration of Exempt Surplus Land and Notice of Intention to Convey Fee Simple Interest in Real Property in the Unincorporated Area of French Valley, County of Riverside, California, Assessor's Parcel Number 908-180-004 by Grant Deed to Eastern Municipal Water District

WHEREAS, the County of Riverside ("County") is the owner of certain real property in the Unincorporated Area of French Valley, County of Riverside, State of California, identified as Assessor's Parcel Number 908-180-004 ("Property");

WHEREAS, the Property consisting of 3.195 acres was acquired by the County for the Winchester Road Project;

WHEREAS, the County deems the Property an uneconomical remnant, which is no longer required for County uses or purposes;

WHEREAS, pursuant to California Government Code Section 54221(f)(1)(D) the County finds that the Property is exempt surplus land because the Property is being transferred to another local agency for the transferee agency's use;

WHEREAS, the County desires to convey the Property to the Eastern Municipal Water District ("EMWD") for the consideration of \$135,000 (One Hundred Thirty Five Thousand Dollars); and

WHEREAS, EMWD and the County concur that it would be in both parties best interest to convey ownership of the Property to the EMWD; now, therefore,

BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by the Board of Supervisors of the County of Riverside, California, in regular session assembled on August 30, 2022, finds the Property no longer necessary to be retained in fee by the County and is hereby declared exempt surplus land pursuant to Government Code Section 54221(f)(1)(D).

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Board intends to convey the Property to EMWD by Grant Deed as more particularly described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof to the EMWD on or after October 4, 2022.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6061 of the Government Code.

#### EXHIBIT "A"

#### EASTERN MUNICIPAL WATER DISTRICT FEE ACQUISITION

WO: 19110

APN: 908-180-004

GRANTOR: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION

#### LEGAL DESCRIPTION

BEING THAT PORTION OF THE NORTH 1320 FEET OF FRACTIONAL SECTION 13, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF WINCHESTER ROAD, A 60-FOOT RIGHT-OF-WAY, AS CONDEMNED BY THE COUNTY OF RIVERSIDE BY DECREE RECORDED JUNE 1, 1933 IN BOOK 124 PAGE 560 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 13;

**THENCE**, ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 13, SOUTH 00° 00' 17" EAST, 219.73 FEET TO SAID SOUTHEASTERLY LINE OF WINCHESTER ROAD AND THE **TRUE POINT OF BEGINNING**;

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**THENCE** ALONG SAID SOUTHEASTERLY LINE, NORTH 12° 55' 38" EAST, 1130.59 FEET TO THE **TRUE POINT OF BEGINNING**.

**CONTAINING**: 3.195 ACRES, MORE OR LESS.

**RESERVING AN EASEMENT TO THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES OVER THE NORTHWESTERLY 37.00 FEET OF THE HEREINABOVE DESCRIBED.**

**ALSO RESERVING AN EASEMENT TO THE PUBLIC, FOR TRANSPORTATION CORRIDOR PURPOSES, OVER THE SOUTHEASTERLY 25.00 FEET OF THE NORTHWESTERLY 62.00 FEET, OF THE HEREINABOVE DESCRIBED.**


EXHIBIT "A"

APN: 908480-004

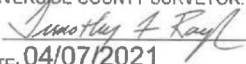
EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE

PROFESSIONAL LAND SURVEYORS' ACT.

  
THOMAS E. VERLOOP - L.S. 5348  
DATE: 03/22/2021



THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY:   
DATE: 04/07/2021

**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 August 30, 2022.

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

Alternative formats available upon request to individuals with disabilities.

Dated: September 2, 2022      Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

**Press-Enterprise**  
**Published: 9/9/22**