

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



ITEM: 11.6  
(ID # 21869)

**MEETING DATE:**  
Tuesday, May 23, 2023

**FROM :** FLOOD CONTROL DISTRICT:

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2023-13, Declaration of Exempt Surplus Land, Notice of Intent to Convey Fee Simple Interest of District-Owned Real Property, and Reserve Maintenance and Access Easements, Located in the City of Norco, County of Riverside, for a Portion of Assessor's Parcel Number 119-020-002 to the City of Norco by Quitclaim Deed, North Norco Channel, Project No. 2-0-00140, District 2. [\$0]

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

1. Adopt Resolution No. F2023-13 Declaration of Exempt Surplus Land, Notice of Intent to Convey Fee Simple Interest of District-Owned Real Property, and Reserve Maintenance and Access Easements, Located in the City of Norco, County of Riverside, for a Portion of Assessor's Parcel Number 119-020-002, to the City of Norco by Quitclaim Deed, Project No. 2-0-00140; and
2. Direct Clerk of the Board to give notice by posting a copy of Resolution No. F2023-13 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 5/10/2023

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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 Gutierrez  
Nays: None  
Absent: None  
Date: May 23, 2023  
xc: Flood, COBBS

Kimberly A. Rector  
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>	22/23

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

**BACKGROUND:**

**Summary**

The Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns certain real property referred to as RCFC Parcel Number 2140-5 consisting of 2.28 acres (99,317 sq. ft.) of land, also known as Assessor's Parcel Number (APN) 119-020-002 ("Property"), located in the city of Norco, County of Riverside. The Property was acquired for the North Norco Channel ("Project"), which consists of an underground concrete channel and subsequent operation and maintenance. The Property acquired for the Project is no longer needed for this purpose, and the District desires to declare as exempt surplus land, reserving an easement for maintenance and access as well as to protect the District's rights on an active facility, and convey to the City of Norco, a California municipal corporation. The City of Norco has expressed interest in acquiring the Property, as the successor agency for the City of Norco also owns the adjacent real property identified by APNs 119-020-015 and 119-020-022.

The District has notified the California Department of Housing and Community Development (HCD) that it intends to declare the Property as exempt surplus land as the Property is a former street right of way or easement and is conveyed to an owner of an adjacent property, per Government Code Section 54221(f)(1)(E).

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, 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. District staff has evaluated and determined that the conveyance of the fee interest to adjacent property owner will not interfere with the use of the Property for the intended purposes of the District.

Pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's 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.

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

Therefore, District staff is recommending the adoption of Resolution No. F2023-13 to declare the Property exempt surplus land and notice the District's intent to convey the Property to the adjacent property owner, while reserving access and maintenance easements.

Resolution No. F2023-13 has been approved as to form by County Counsel.


**Impact on Residents and Businesses:**

There is no impact to the residents and business.

**ATTACHMENTS:**

1. Resolution No. F2023-13
2. Vicinity Map
3. HCD Correspondence

YK:rlp  
P8/250832

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 5/16/2023

  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel 5/12/2023

**BOARD OF SUPERVISORS**

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

**RESOLUTION NO. F2023-13**

**DECLARATION OF EXEMPT SURPLUS LAND,  
NOTICE OF INTENT TO CONVEY FEE SIMPLE INTEREST OF DISTRICT-OWNED  
REAL PROPERTY, AND RESERVE MAINTENANCE AND ACCESS EASEMENTS,  
LOCATED IN THE CITY OF NORCO,  
COUNTY OF RIVERSIDE, FOR A PORTION OF ASSESSOR'S PARCEL NUMBER  
119-020-002 TO THE CITY OF NORCO BY QUITCLAIM DEED,  
NORTH NORCO CHANNEL, PROJECT NO. 2-0-00140**

**WHEREAS**, the Riverside County Flood Control and Water Conservation District ("District") owns certain real property referred to as RCFC Parcel Number 2140-5 consisting of 2.28 acres (99,317 sq. ft.) of land, also known as Assessor's Parcel Number ("APN") 119-020-002, located in the city of Norco, County of Riverside ("Property"); and

**WHEREAS**, the Property was acquired for the North Norco Channel ("Project"), which consists of an underground concrete channel and subsequent operation and maintenance; and

**WHEREAS**, the Property acquired for the Project is no longer needed for this purpose, and the District desires to declare the Property exempt surplus land, reserving an easement for maintenance and access as well as to protect the District's rights on an active facility, and convey to the City of Norco, a California municipal corporation; and

**WHEREAS**, the City of Norco has expressed interest in acquiring the Property, as the successor agency for the City of Norco also owns the adjacent real property identified by APNs 119-020-015 and 119-020-022; and

**WHEREAS**, the Property is exempt surplus land under the California Surplus Land Act pursuant to California Government Code Section 54221(f)(1)(E) because the Property is former right of way and is being conveyed to the owner of adjacent property; 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, lease, or otherwise, to hold, use, enjoy, and to lease or dispose of real, personal, or mixed property

FORM APPROVED COUNTY COUNSEL  
BY: [Signature] 5/10/23 DATE  
RYAN YABKO

1 of every kind within or without the District necessary or convenient to the full exercise of its  
2 powers, and to lease its property to public agencies, or to grant any interest therein to public  
3 agencies, which lease or grant does not interfere with the use of the Property for the purposes of  
4 the District. District staff has evaluated and determined that the conveyance of the fee interest to  
5 adjacent property owner will not interfere with the use of the Property for the intended purposes  
6 of the District; and

7           **WHEREAS**, pursuant to the California Water Code Appendix, Chapter 48, Section 13, the  
8 District's Board has the power to hold, use, acquire, manage, occupy and possess any real property  
9 and may determine by resolution duly entered in its minutes that any property, real, personal or  
10 mixed, held by the District is no longer necessary to be retained for the uses and purposes thereof  
11 and may thereafter sell or otherwise dispose of said property.

12           **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by vote  
13 of the District's Board in regular session assembled on May 23, 2023, in the meeting room of the  
14 Board located on the 1<sup>st</sup> Floor of the County Administrative Center, 4080 Lemon Street, Riverside,  
15 California, at 9:30 a.m. or soon thereafter, the Property, located in the city of Norco, County of  
16 Riverside, State of California, more particularly described in Exhibit "A" and shown on Exhibit  
17 "B", attached hereto and by this reference incorporated herein, is no longer necessary to be retained  
18 in fee by the District for public purposes and is exempt surplus land pursuant to California  
19 Government Code Section 54221(f)(1)(E).

20           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board  
21 intends to convey the Property as described in Exhibit "A" and depicted on Exhibit "B" to the  
22 adjacent property owner on or after June 27, 2023 by Quitclaim Deed.

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

1 Board of Supervisors

RIVERSIDE COUNTY FLOOD CONTROL  
2 AND WATER CONSERVATION DISTRICT

3  
4 RESOLUTION NO. F2023-13

5 DECLARATION OF EXEMPT SURPLUS LAND, NOTICE OF INTENT TO CONVEY FEE

6 SIMPLE INTEREST OF DISTRICT-OWNED REAL PROPERTY, AND RESERVE

7 MAINTENANCE AND ACCESS EASEMENTS, LOCATED IN THE CITY OF NORCO,

8 COUNTY OF RIVERSIDE, FOR A PORTION OF ASSESSOR'S PARCEL NUMBER 119-020-

9 002 TO THE CITY OF NORCO BY QUITCLAIM DEED, NORTH NORCO CHANNEL,

10 PROJECT NO. 2-0-00140

11  
12 ROLL CALL:

13  
14 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

15 Nays: None

16 Absent: None

17  
18  
19 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
20 Supervisors on the date therein set forth.

21  
22 KIMBERLY A. RECTOR, Clerk of said Board

23  
24 By: 

25 Deputy

RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT

EXHIBIT "A"

LEGAL DESCRIPTION

NORTH NORCO CHANNEL

**Parcel 2140-5A**

APN: 119-020-002

In the City of Norco, County of Riverside, State of California, being that portion of Parcel 2140-5, being a 70.00-foot-wide strip of land, as shown on a Record of Survey, filed in Book 37, Pages 55 through 63, inclusive, of Records of Survey, the centerline of said strip is described as follows:

**Beginning** at the southwesterly terminus of that line cited as North 57°28'23" East 112.26 feet as shown on said Record of Survey;

Thence along the centerline of said Parcel 2140-5 the following three (3) courses;

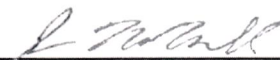
- 1) Thence North 58°03'21" East 112.24 feet to a curve concave southerly having a radius of 500.00 feet;
- 2) Thence northeasterly and easterly along said curve 244.35 feet through a central angle of 28°00'00";
- 3) Thence North 86°03'21" East 121.96 feet to the **Point of Terminus**.

The sidelines of said strip shall be continued or shortened so as to terminate southwesterly in the southwesterly line of said Parcel 2140-5 and easterly in a line bearing North 35°51'05" West and South 35°51'05" East from said **Point of Terminus**.

Containing 33,498 square feet / 0.769 acre more or less.

See Exhibit "B" attached hereto and made a part hereof.



  
\_\_\_\_\_  
JAMES R. McNEILL  
Land Surveyor No. 7752  
Date: 4-10-23

RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT

EXHIBIT "A"

LEGAL DESCRIPTION

NORTH NORCO CHANNEL

**Parcel 2140-5B**

APN: 119-020-002

In the City of Norco, County of Riverside, State of California, being that portion of Parcel 2140-5, being a 70.00-foot-wide strip of land, as shown on a Record of Survey, filed in Book 37, Pages 55 through 63, inclusive, of Records of Survey, the centerline of said strip is described as follows:

**Commencing** at the southwesterly terminus of that line cited as North 57°28'23" East 112.26 feet as shown on said Record of Survey;

Thence along the centerline of said Parcel 2140-5 the following four (4) courses;

- 1) Thence North 58°03'21" East 112.24 feet to a curve concave southerly having a radius of 500.00 feet;
- 2) Thence northeasterly and easterly along said curve 244.35 feet through a central angle of 28°00'00";
- 3) Thence North 86°03'21" East 121.96 feet to the **Point of Beginning**;
- 4) Thence continuing North 86°03'21" East 26.04 feet to the **Point of Terminus**.

The sidelines of said strip shall be continued or shortened so as to terminate westerly in a line bearing North 35°51'05" West and South 35°51'05" East from said **Point of Beginning** and easterly in a line perpendicular to said **Point of Terminus**.

Containing 1,823 square feet / 0.042 acre more or less.

See Exhibit "B" attached hereto and made a part hereof.




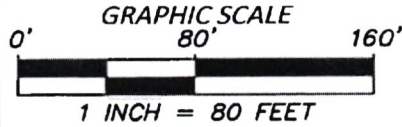
  
\_\_\_\_\_  
JAMES R. McNEILL  
Land Surveyor No. 7752  
Date: 4-17-23

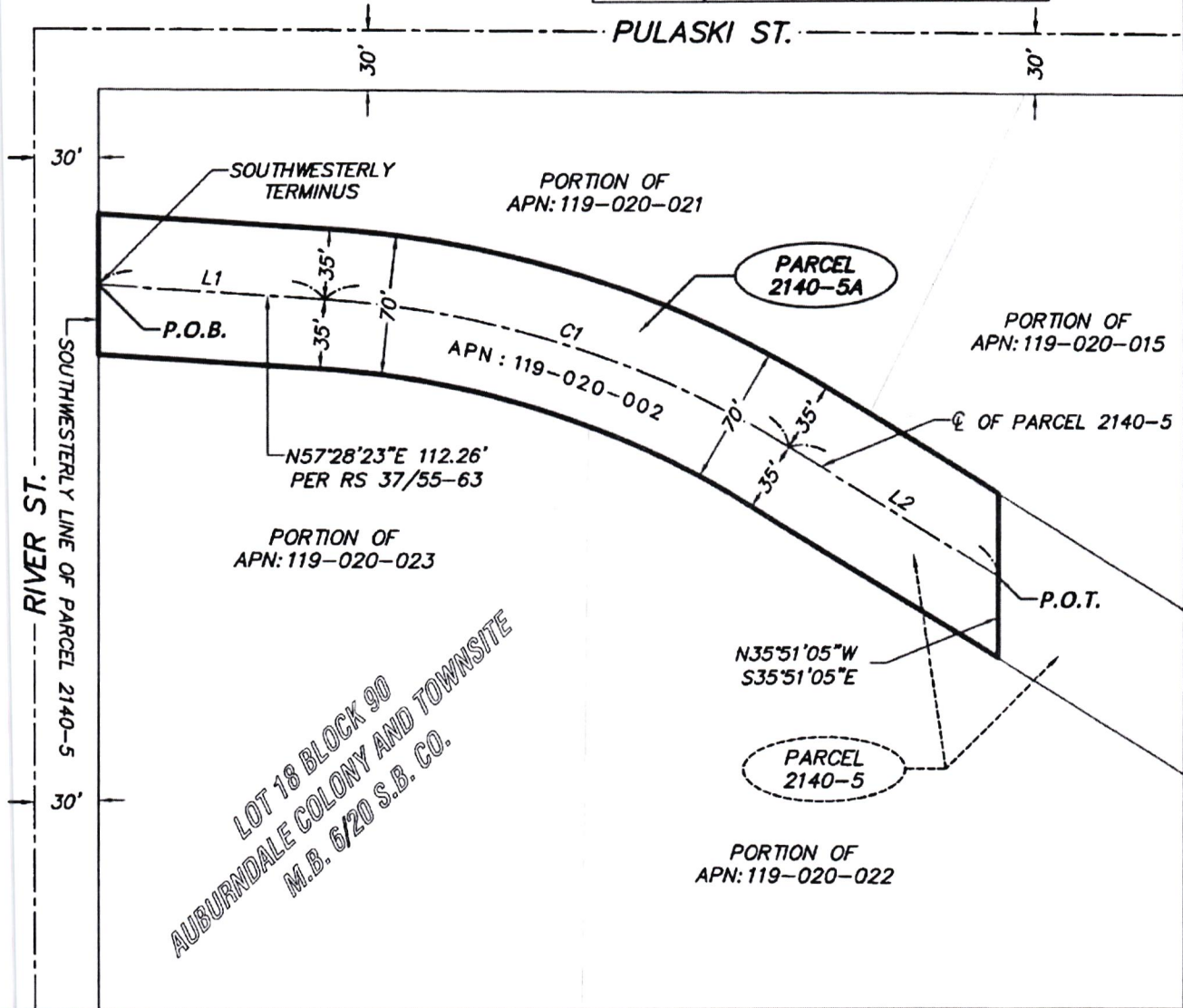


EXHIBIT "B"



Line Table		
LINE #	DIRECTION	LENGTH
L1	N58°03'21"E	112.24'
L2	N86°03'21"E	121.96'

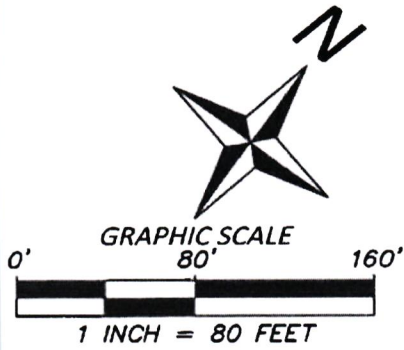
Curve Table			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=28°00'00"	500.00'	244.35'



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
1995 MARKET STREET, RIVERSIDE, CA. 92501

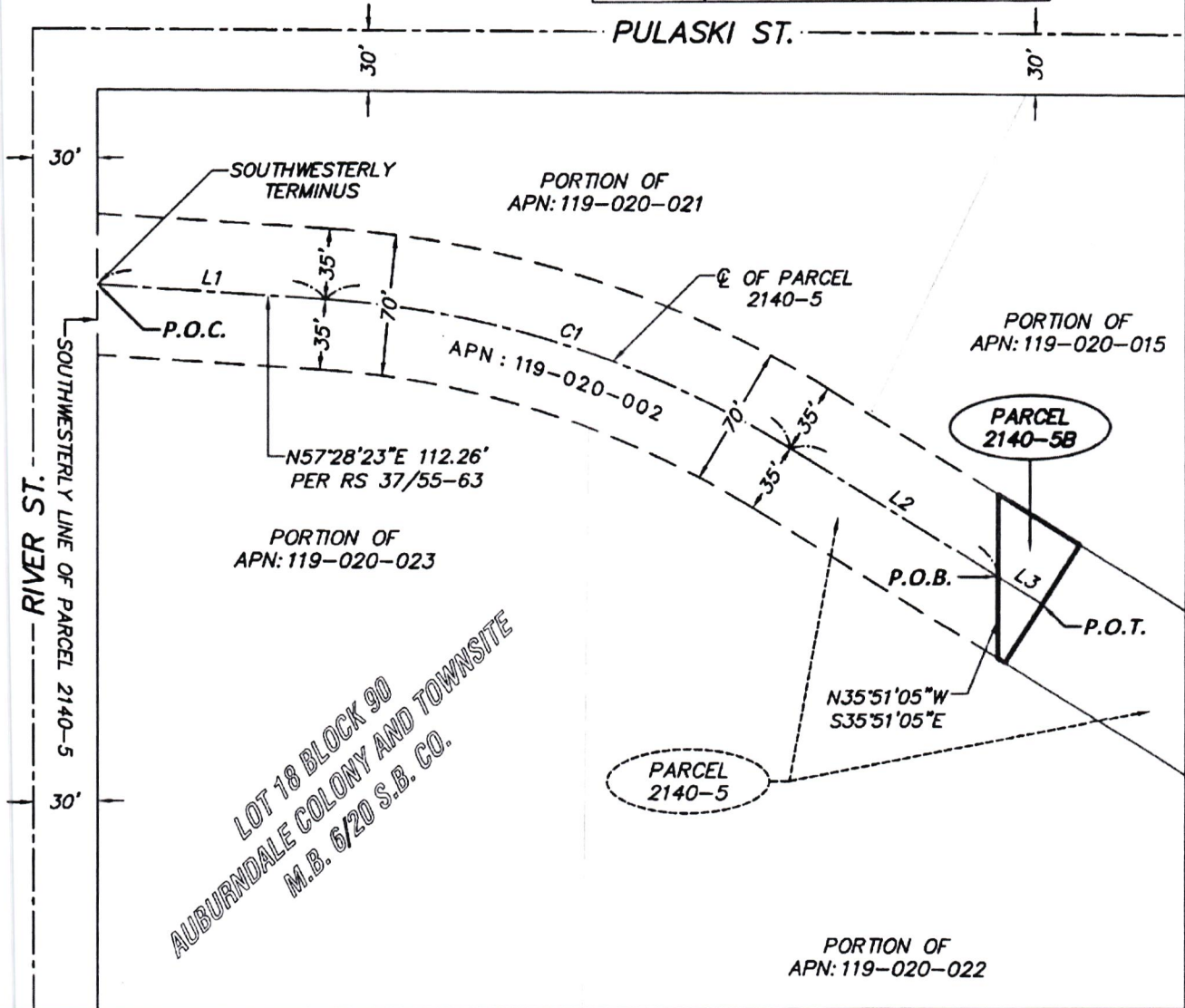
PROJECT NAME:	NORTH NORCO CHANNEL	SCALE 1"=80'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2140-5A	DATE 4/10/23	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-0-00140	SHEET NO. 1 OF 1	

EXHIBIT "B"



Line Table		
LINE #	DIRECTION	LENGTH
L1	N58°03'21"E	112.24'
L2	N86°03'21"E	121.96'
L3	N86°03'21"E	26.04'

Curve Table			
CURVE #	DELTA	RADIUS	LENGTH
C1	Δ=28°00'00"	500.00'	244.35'



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
 1995 MARKET STREET, RIVERSIDE, CA. 92501

PROJECT NAME:	NORTH NORCO CHANNEL	SCALE 1"=80'	DRAWN BY SB
RCFC-WCD PARCEL NUMBER(S):	2140-5B	DATE 4/10/23	CHECK BY DC
RCFC-WCD PROJECT NUMBER:	2-0-00140	SHEET NO.	1 OF 1

## King, Yolanda

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**From:** Wahid, Imaez@HCD <Imaez.Wahid@hcd.ca.gov>  
**Sent:** Monday, January 30, 2023 10:47 AM  
**To:** King, Yolanda; PublicLands@HCD  
**Subject:** RE: Surplus Land Exemption

Hi Yolanda,

Thank you for the clarification. Because APN 119-020-002 (Property) is a former right of way and the District intends to convey the Property to the City of Norco, an owner of the adjacent property, the Property meets the requirements of exempt surplus land found in Government Code section 54221(f)(1)(E). I recommend including the language in the Resolution that the Property qualifies as exempt surplus land under Government Code section 54221(f)(1)(E) because the Property is a former right of way and the District intends to convey the Property to the City of Norco an owner of the adjacent property.

After the Board has approved the Resolution, provide the adopted Resolution to HCD at least 30 days prior to disposition. HCD staff is also available to review a draft Resolution before it is presented to the Board.

Please let me know if you have any questions.

Thank you,



**Imaez Wahid**

Housing Specialist, Housing Policy Development  
Housing and Community Development  
2020 W. El Camino Avenue, Suite 500 | Sacramento, CA 95833  
Phone: 916.776.7496



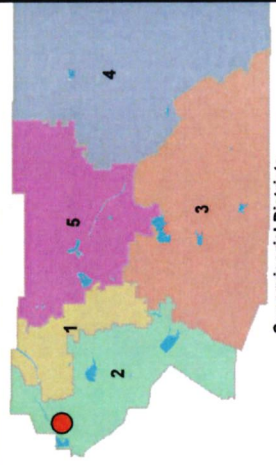
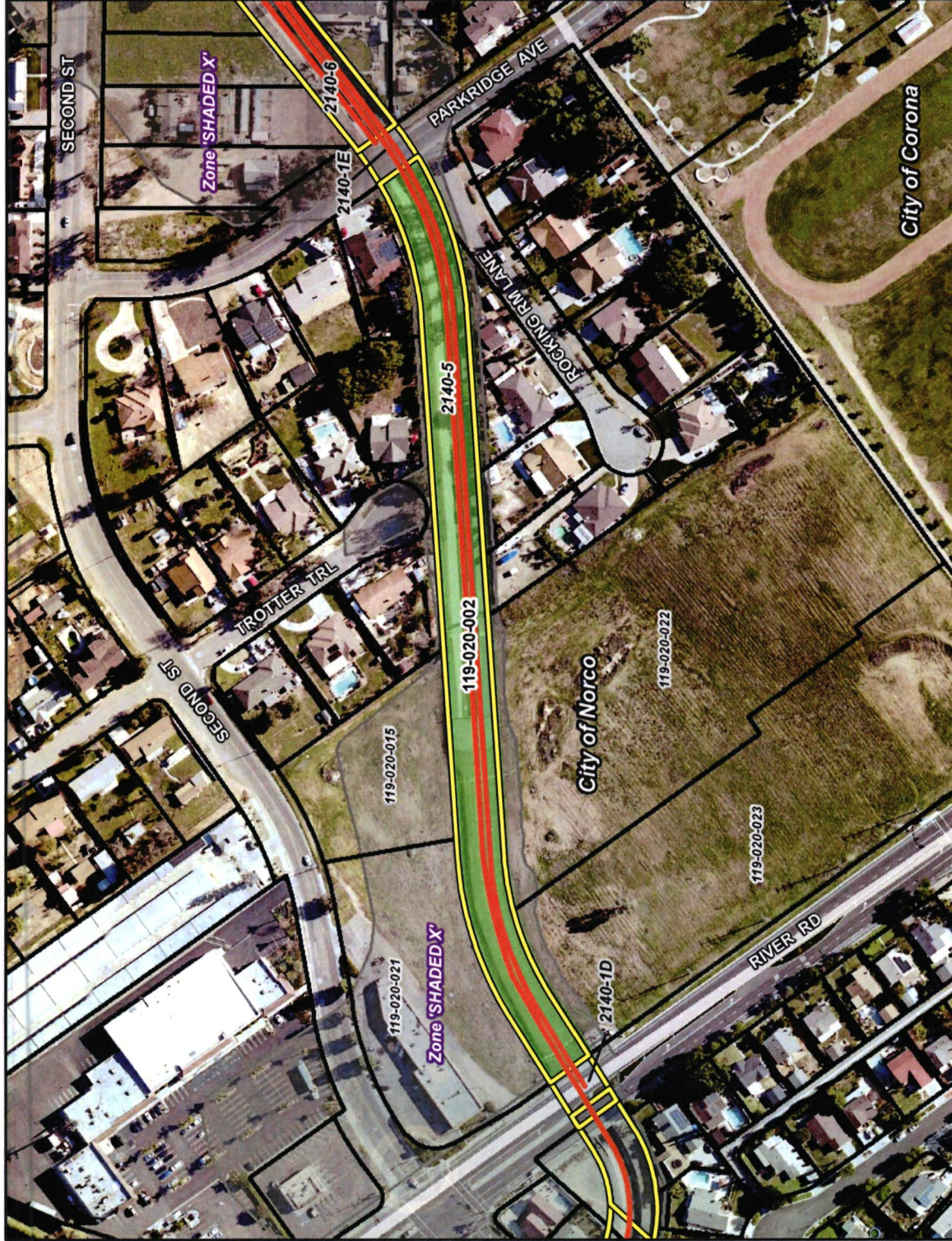
**HOUSING  
IS KEY**

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**From:** King, Yolanda <YKing@rivco.org>  
**Sent:** Monday, January 30, 2023 9:29 AM  
**To:** Wahid, Imaez@HCD <Imaez.Wahid@hcd.ca.gov>; PublicLands@HCD <publiclands@hcd.ca.gov>  
**Subject:** RE: Surplus Land Exemption

Imaez,

The property is former right of way for our Norco Channel.  
No the Declaration of Exempt Surplus Land and Notice of Intent (NOI) to Convey is proposed for 2/28 Board of Supervisor (BOS) approval. County Counsel requests the exemption notice from HCD prior to BOS Agenda.  
Once NOI is approved we provide HCD with a copy of the Resolution correct?



Supervisory Districts

**Legend**

- Project Location
- RCFC Line Facilities
- Subject Property
- District Parcels

**Description**

Property is located in:  
FEMA Flood Zone 'Shaded X'

Map Created: April 27, 2023



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

North Norco Channel - Project Number 2-0-00140

APN 119-020-002 - RCFC Parcel 2140-5

Vicinity Map

