

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



ITEM: 14.3
(ID # 29275)

MEETING DATE:
Tuesday, November 18, 2025

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2025-18, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property Within a Portion of Assessor's Parcel Number 408-120-029, Referenced as RCFC Parcel No. 5180-1, to Beaumont Sundance, LLC by Grant Deed, Highland Springs Channel, Project No. 5-0-00180, District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2025-18, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property Within a Portion of Assessor's Parcel Number ("APN") 408-120-029, Referenced as RCFC Parcel Number 5180-1, to Beaumont Sundance, LLC by Grant Deed, Highland Springs Channel, Project No. 5-0-00180; and
2. Direct Clerk of the Board to give notice by posting a copy of Resolution No. F2025-18 in at least three (3) public places within the County of Riverside for no less than twenty-one (21) days.

ACTION:Policy


A handwritten signature in blue ink, appearing to read "J. Uhley".

Jason Uhley, GENERAL MGR-CHF FLD CNTRL ENG 11/3/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: November 18, 2025
xc: Flood, COB/NS

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**

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: 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns fee simple title of certain real property located in the city of Beaumont, County of Riverside, State of California, identified as APN 408-120-029 referenced as RCFC Parcel Number 5180-1.

The District has agreed to allow Beaumont Sundance, LLC, a California limited liability company ("Developer"), to redesign the existing Highland Springs Channel and reconstruct an underground facility in which the District will reserve an easement for the operation and maintenance of the facility upon completion. The Developer desires to purchase from the District in fee a portion of APN 408-120-029, hereinafter referenced as RCFC Parcel 5180-509 ("Property"). The Property is located between Highland Springs Avenue and Parcel Map 35789, being 36,078 square feet (0.83 acre).

The Developer owns fee simple title of certain real property adjacent to a portion of RCFC Parcel 5180-1, referenced as Parcel Map 35789, as filed in book 242, pages 56 through 61, inclusive of parcel maps, in the office of the County Recorder also known as APN 419-750-008.

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 convey an interest in real property it owns when such conveyance does not interfere with the use of the property for the purposes of the District, and 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.

Therefore, District staff is recommending the adoption of Resolution No. F2025-18 to declare the Property exempt surplus land and notice the District's intent to convey the Property to the Developer.

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

Resolution No. F2025-18 has been approved as to form by County Counsel.

Impact on Residents and Businesses

None.

Additional Fiscal Information

All costs shall be borne by Beaumont Sundance, LLC.

ATTACHMENTS:

1. Resolution No. F2025-18
2. Vicinity Map

YKW:bs

P8/265586

  
Douglas Cordonez Jr. 11/12/2025


Aaron Gettis, Chief of Deputy County Counsel 11/4/2025

BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

RESOLUTION NO. F2025-18

DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT
TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY
WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBER 408-120-029,
REFERENCED AS RCFC PARCEL NUMBER 5180-1,
TO BEAUMONT SUNDANCE, LLC BY GRANT DEED,
HIGHLAND SPRINGS CHANNEL, PROJECT NO. 5-0-00180

WHEREAS, the Riverside County Flood Control and Water Conservation District, a body corporate and politic ("District"), owns fee simple title of certain real property located in the city of Beaumont, County of Riverside, State of California, identified as Assessor's Parcel Number ("APN") 408-120-029, referenced as RCFC Parcel Number 5180-1; and

WHEREAS, the District has agreed to allow Beaumont Sundance, LLC, a California limited liability company ("Developer"), to redesign the existing Highland Springs Channel and reconstruct an underground facility in which the District will reserve an easement for the operation and maintenance of the facility upon completion; and

WHEREAS, the Developer desires to purchase from the District in fee a portion of APN 408-120-029, hereinafter referenced as RCFC Parcel 5180-509, legally described in Exhibit "A" and legally depicted in Exhibit "B" ("Property"); and

WHEREAS, the Property is located between Highland Springs Avenue and Parcel Map 35789, being 36,078 square feet (0.83 acre); and

WHEREAS, the Developer owns fee simple title of certain real property adjacent to a portion of RCFC Parcel 5180-1, referenced as Parcel Map 35789, as filed in book 242, pages 56 through 61, inclusive of parcel maps, in the office of the County Recorder also known as APN 419-750-008; and

WHEREAS, the Property is 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); and

WHEREAS, pursuant to the California Water Code Appendix, Ch. 48-9, the District's Board of Supervisors ("Board") has the power to convey an interest in real property which it owns when necessary

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FORM APPROVED COUNTY COUNSEL
BY Ryan D Yabko DATE 11/4/25

1 or convenient to the full exercise of its powers. District staff has evaluated and determined that the
2 conveyance of the Property does not interfere with the use of the Property by the District; and

3 **WHEREAS**, pursuant to California Water Code Appendix, Ch. 48-13, the District's Board may
4 determine any real property held by the District is no longer necessary to be retained for the uses and
5 purposes thereof and may thereafter sell or otherwise dispose or lease the same.

6 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the District's
7 Board, in regular session assembled on or after November 18, 2025, at 9:30 a.m. or soon thereafter, in the
8 meeting room of the District's Board, located on the 1st Floor of the County Administrative Center, 4080
9 Lemon Street, Riverside, California, that this Board has evaluated and determined that the conveyance of
10 the Property to the Developer will not interfere with the use of the Property for the District's intended
11 purposes.

12 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board
13 intends to convey the fee simple interest on or after December 9, 2025 by Grant Deed, as described in
14 Exhibit "A" and depicted in Exhibit "B".

15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District declared
16 the Property exempt surplus land because it is a former street, right of way or easement and is conveyed to
17 an owner of an adjacent property, per Government Code Section 54221(f)(1)(E).

18 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** pursuant to the Surplus
19 Land Act Guidelines, Article IV, Section 400(e), the General Manager or designee is hereby directed to
20 provide a written copy of this Resolution declaring the Property exempt surplus land to the California
21 Department of Housing and Community Development at least thirty (30) days prior to the District's
22 disposition of the Property.

23 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board
24 is directed to cause a copy of this resolution to be posted in at least three (3) public places within the County
25 of Riverside for no less than twenty-one (21) days.
26
27
28

2
3 RESOLUTION NO. F2025-18

4 DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT
5 TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY
6 WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBER 408-120-029,
7 REFERENCED AS RCFC PARCEL NUMBER 5180-1,
8 TO BEAUMONT SUNDANCE, LLC BY GRANT DEED,
9 HIGHLAND SPRINGS CHANNEL, PROJECT NO. 5-0-00180

10 ROLL CALL:

11 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

12 Nays: None

13 Absent: None

14 Abstain: None

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

17 KIMBERLY A. RECTOR, Clerk of said Board

18
19
20 By:  _____

21 Deputy

RIVERSIDE COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT

EXHIBIT "A"
LEGAL DESCRIPTION
HIGHLAND SPRINGS CHANNEL

RCFC Parcel No. 5180-509

APNs: Portion of 408-120-029

In the City of Beaumont, County of Riverside, State of California, that portion of the east half of Section 2, Township 3 South, Range 1 West, San Bernardino Meridian, "Parcel A" on Map Number 816A, on file in the Office of the County Surveyor of said County;

EXCLUDING that portion lying northerly of the easterly prolongation of the northerly boundary line of Parcel Map 35789, filed in Book 242, Pages 56 through 61, inclusive, of Maps, records of said county.

Containing 36,422.93 square feet / 0.84 acres more or less.

Prepared under my supervision.



Dennis Odenbaugh 10/6/2025
DENNIS ODENBAUGH DATE

PREPARED BY: _____

CHECKED BY: _____

TR 31468-2
MB 388/7-15

EXHIBIT "B"

NORTHERLY LINE
OF PM 35789

[N89°49'30"E 42.00']

EASTERLY LINE
OF PM 35789

82'

42' 40'

PM 35789 MB
242/56-61

() = DENOTES RECORD DATA PER
RIVERSIDE COUNTY SURVEYOR
RIGHT-OF-WAY MAP 816A.

[] = DENOTES RECORD DATA PER PARCEL
MAP 35789 FILED IN BOOK 242,
PAGES 56 THROUGH 61.

(N0°10'42"E)

(N0°10'42"E)

[N0°10'30"E 854.82']

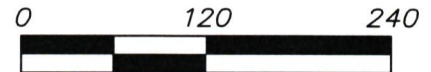
[N0°10'30"E 848.63']

RCFC PARCEL 5180-509

CL HIGHLAND SPRINGS AVENUE



GRAPHIC SCALE



1 INCH = 120 FT.

SEE DETAIL
ON SHEET 2

80'
40'
40'

2 1
11 12

CL E 8TH STREET

CL W WILSON STREET

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

PROJECT NAME:	HIGHLAND SPRINGS CHANNEL	SCALE 1"=120'	DRAWN BY CS
RCFC-WCD PARCEL NUMBER(S):	5180-509	DATE 09/16/25	CHECK BY DO
RCFC-WCD PROJECT NUMBER:	5-0-00180	SHEET NO.	1 OF 2



EASTERLY LINE
OF P.M. 35789

GRAPHIC SCALE



1 INCH = 20 FT.

P.M. 35789

242/56-61

($\Delta=89^{\circ}21'10''$ R=20.00' L=31.19')
[$\Delta=89^{\circ}22'33''$ R=20.00' L=31.20']

(S0°28'08"E 4.00')
[N0°10'30"E 4.00']

EXHIBIT "B"

[N0°10'30"E 854.82']
(S0°10'42"W)

RCFC PARCEL
NO. 5180-509

[N0°10'30"E 848.63']
(N0°10'42"E)

(S89°49'18"E 15.00')

($\Delta=89^{\circ}21'10''$
R=30.00'
L=46.78')

(N89°31'52"E 17.07')

40'

E 8TH STREET

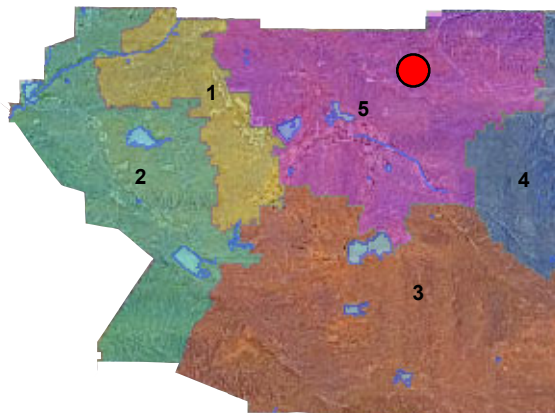
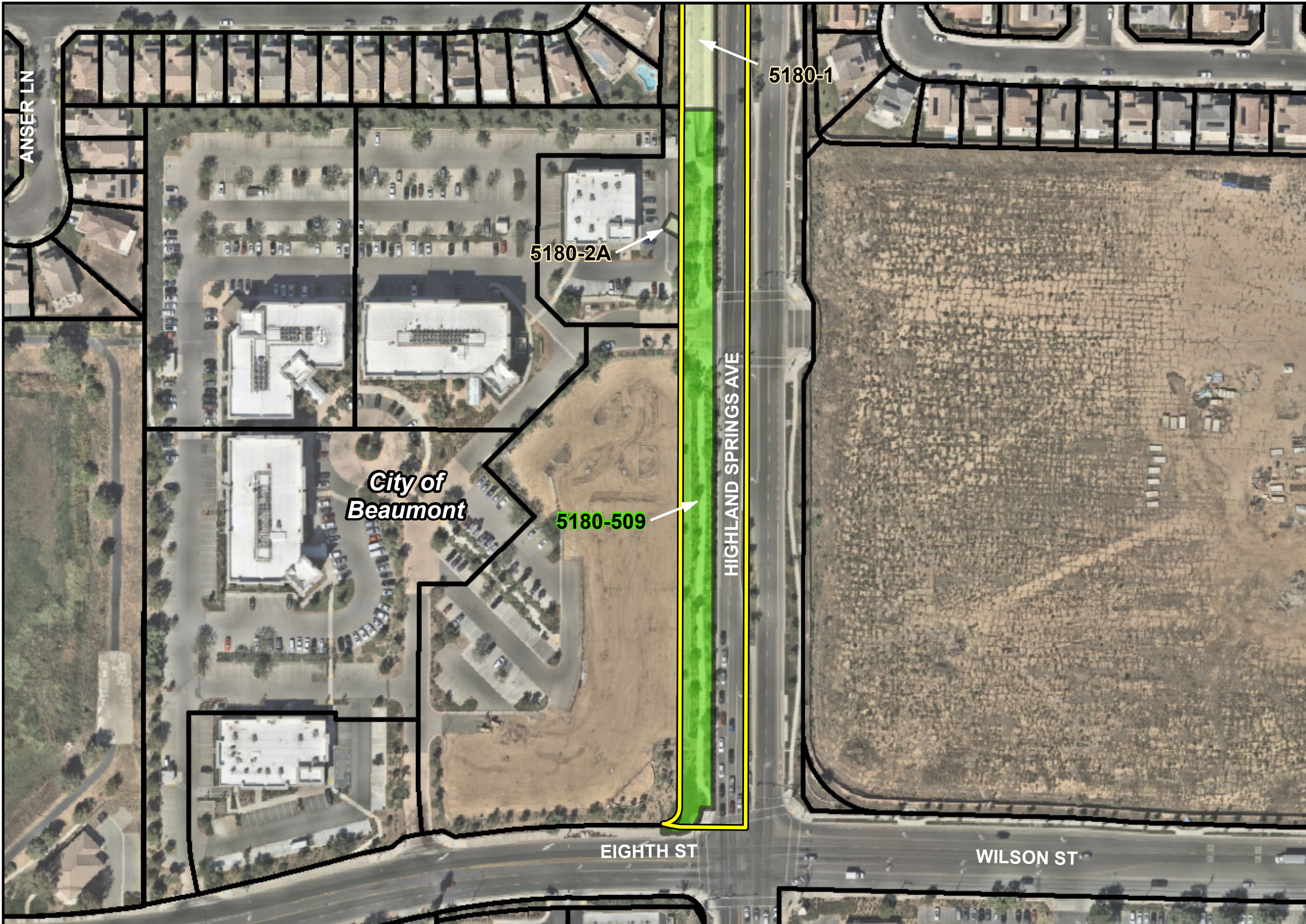
HIGHLAND SPRINGS AVENUE

() = DENOTES RECORD DATA PER
RIVERSIDE COUNTY SURVEYOR RIGHT
OF WAY MAP 816A.

[] = DENOTES RECORD DATA PER PARCEL
MAP 35789 FILED IN BOOK 242,
PAGES 56 THROUGH 61.





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

PROJECT NAME:	HIGHLAND SPRINGS CHANNEL	SCALE 1"=20'	DRAWN BY CS
RCFC-WCD PARCEL NUMBER(S):	5180-509	DATE 09/16/25	CHECK BY DO
RCFC-WCD PROJECT NUMBER:	5-0-00180	SHEET NO.	2 OF 2



Supervisorial Districts

Legend

-  APN 408-120-029
-  Parcel Conveyed
-  District Parcels
-  Assessors Parcels

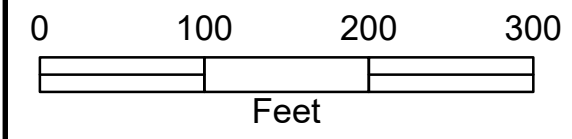
Description

HIGHLAND SPRINGS CHANNEL
 STAGE 3
 5-0-00180

 RCFC Parcel Number:
 5180-509

Map Created: October 30, 2025

Vicinity Map



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
 Portion of APN 408-120-029
 Highland Springs Conveyance

