

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



ITEM: 14.3
(ID # 29668)

MEETING DATE:
Tuesday, January 27, 2026

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-02, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Number 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to Tri Pointe Homes IE-SD, Inc., a California corporation, 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. F2026-02, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Number ("APN") 408-090-005, Referenced as a Portion of RCFC Parcel Number 5180-1, to Tri Pointe Homes IE-SD, Inc., a California corporation, by Grant Deed, Highland Springs Channel, Project No. 5-0-00180; and
2. Direct the Clerk of the Board to give notice by posting a copy of Resolution No. F2026-02 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


1/12/2026

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: January 27, 2026
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, operates and maintains the Highland Springs Channel ("Project"), which includes fee simple title in real property located in the city of Beaumont, County of Riverside, State of California, identified as APN 408-090-005 and referenced as RCFC Parcel Number 5180-1 ("Property").

Tri Pointe Homes IE-SD, Inc., a California corporation (formerly known as Pardee Homes, a California corporation ("Developer"), is the owner of adjacent parcel referenced as APN 408-580-037 located in the city of Beaumont. The Developer replaced a portion of the District's open channel for a road crossing into the development with an underground facility that was approved per Encroachment Permit 3469 and a Cooperative Agreement associated with Tract No. 31470. The District has agreed that upon notice of completion, the District would sell a portion of the Property in fee to the Developer (referred to as the "Subject Property") and reserve a non-exclusive perpetual underground easement to the District for the operation and maintenance of the facility referenced as RCFC Parcel 5180-511 along with vehicular access over and across referenced as RCFC Parcels 5180-511A and 5180-511B.

The District has notified the California Department of Housing and Community Development ("HCD") that it intends to declare the Subject Property exempt surplus land as the Subject 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.

**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. F2026-02 to declare the Subject Property exempt surplus land and notice the District's intent to convey the Subject Property to the Developer.

Resolution No. F2026- 02 has been approved as to form by County Counsel.

Impact on Residents and Businesses

None.

Additional Fiscal Information

All costs shall be borne by the Developer.

ATTACHMENTS:

1. Resolution No. F2026-02
2. Vicinity Map

MR:bs

P8/266547

  
Douglas Cordonez Jr. 1/21/2026


Aaron Gettis, Chief Deputy County Counsel 1/13/2026

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2026-02

DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF EASEMENTS WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBER 408-090-005, REFERENCED AS A PORTION OF RCFC PARCEL NUMBER 5180-1, TO TRI-POINTE HOMES IE-SD, INC., A CALIFORNIA CORPORATION, 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, operates and maintains the Highland Springs Channel ("Project"), which includes 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") 408-090-005, referenced as a portion of RCFC Parcel Number 5180-1 ("Property"); and

WHEREAS, the District allowed Tri-Pointe Homes IE-SD, Inc., a California corporation (formerly known as Pardee Homes, a California corporation) ("Developer"), to replace a portion of the District's open channel for a road crossing into the development with an underground facility that was approved per Encroachment Permit 3469 and a Cooperative Agreement associated with Tract No. 31470. The District has agreed that upon notice of completion, the District would sell a portion of the Property in fee to the Developer and reserve a non-exclusive perpetual underground easement to the District for the operation and maintenance of the facility to be referenced as Parcel 5180-511, along with vehicular access to be referenced as RCFC Parcels 5180-511A and 5180-511B; and

WHEREAS, the Developer desires to purchase from the District a portion of APN 408-090-005 in fee, being a portion of referenced RCFC Parcel 5180-1, legally described in Exhibit "A" and legally depicted in Exhibit "B" ("Subject Property"); and

WHEREAS, the Developer owns fee simple title of certain real property adjacent to a portion of RCFC Parcel 5180-1 identified as APN 408-580-037; and

WHEREAS, the Subject Property is exempt surplus land as the Subject 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

JAN 27 2026

FORM APPROVED COUNTY COUNSEL
BY  RYAND YABIKO
DATE 1/13/26

1 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's
2 Board of Supervisors ("Board") has the power to convey an interest in real property it owns when such
3 conveyance does not interfere with the use of the property for the purposes of the District and District staff
4 has evaluated and determined that the conveyance of the Subject Property does not interfere with the use of
5 the Subject Property by the District; and

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

9 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the District's
10 Board, in regular session assembled on or after January 27, 2026, at 9:30 a.m. or soon thereafter, in the
11 meeting room of the District's Board, located on the 1st Floor of the County Administrative Center, 4080
12 Lemon Street, Riverside, California, that this Board has evaluated and determined that the conveyance of
13 the Subject Property to the Developer will not interfere with the use of the Property for the District's
14 intended purposes.

15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board
16 intends to convey the fee simple interest with a reservation of a perpetual non-exclusive easement on or
17 after March 3, 2026 by Grant Deed, as described in Exhibit "A" and depicted in Exhibit "B".

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

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

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

2
3 RESOLUTION NO. F2026-02

4 DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT TO CONVEY
5 A FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF EASEMENTS
6 WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBER 408-090-005, REFERENCED
7 AS A PORTION OF RCFC PARCEL NUMBER 5180-1, TO TRI-POINTE HOMES IE-SD,
8 INC., A CALIFORNIA CORPORATION, BY GRANT DEED, HIGHLAND SPRINGS
9 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
18 KIMBERLY A. RECTOR, Clerk of said Board

19
20 By:  _____

21 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 (FEE PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet to the **TRUE POINT OF BEGINNING**;

thence leaving said easterly line, South 88°51'28" East, 40.00 feet;

thence parallel with and 40.00 feet easterly of the easterly line of Lots 3, "D" and 6 of said tract, South 01°08'32" West, 324.27 feet;

thence North 88°51'28" West, 40.00 feet to a point on the easterly line of Lot 6 of said tract;

thence along the easterly line of Lots 6, "D" and 3 of said tract, North 01°08'32" East, 324.27 feet to the **True Point of Beginning**.

PARCEL 1 CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL A (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lot 3, North 01°08'32" East, 124.25 feet;

thence leaving said easterly line, South 88°51'28" East, 5.62 feet to the **TRUE POINT OF BEGINNING**;

thence continuing South 88°51'28" East, 13.17 feet to the beginning of a non-tangent curve concave northeasterly and having a radius of 15.00 feet, a radial line of said curve from said point bears North 64°05'55" East;

thence southeasterly along said curve an arc distance of 16.48 feet through a central angle of 62°57'23";

thence South 88°51'28" East, 7.86 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lots 3 and "D" of said tract;

EXHIBIT "A"
LEGAL DESCRIPTION

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 12.07 feet to the beginning of a tangent curve concave northeasterly and having a radius of 22.00 feet;

thence northwesterly along said curve an arc distance of 32.44 feet through a central angle of 84°28'50";

thence North 04°22'38" West, 4.32 feet to the **True Point of Beginning**.

PARCEL A CONTAINING 578 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL B (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

COMMENCING at the southeast corner of Lot 3 of said tract;

thence along the easterly line of said Lots 6 and "D" of said tract, South 01°08'32" West, 200.02 feet;

thence leaving said easterly line, South 88°51'28" East, 7.00 feet to the **TRUE POINT OF BEGINNING**;

thence North 03°27'30" East, 6.97 feet to the beginning of a tangent curve concave southeasterly and having a radius of 20.00 feet;

thence northeasterly along said curve an arc distance of 30.61 feet through a central angle of 87°41'02";

thence South 88°51'28" East, 12.73 feet to a line parallel with and distant 40.00 feet easterly of the easterly line of Lot 6 of said tract;

thence along said parallel line, South 01°08'32" West, 16.00 feet;

thence North 88°51'28" West, 7.42 feet to the beginning of a tangent curve concave southeasterly and having a radius of 15.00 feet;

thence southwesterly along said curve an arc distance of 18.63 feet through a central angle of 71°09'31";

EXHIBIT "A"
LEGAL DESCRIPTION

thence North 88°51'28" West, 11.38 feet to the **Point of Beginning**.

PARCEL B CONTAINING 590 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

PARCEL C (EASEMENT PARCEL)

In the City of Beaumont, County of Riverside, State of California, that portion of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian, as shown on Tract No. 35574, filed in Book 427 of Maps, Pages 65 through 70, inclusive, in the office of the County Recorder of said county, more particularly described as follows:

Herein described Parcel 1;

PARCEL C CONTAINING 12,971 square feet, more or less.

AS SHOWN ON EXHIBIT "B" attached hereto and by this reference made a part hereof.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

This legal description and accompanying plat were prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors Act.



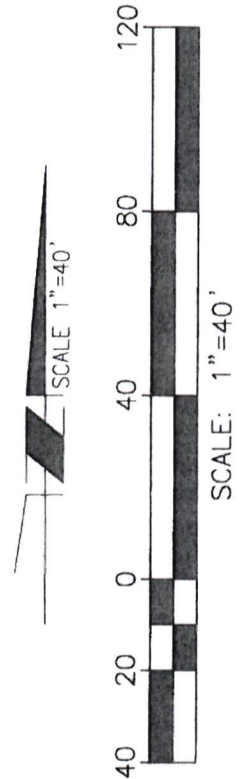
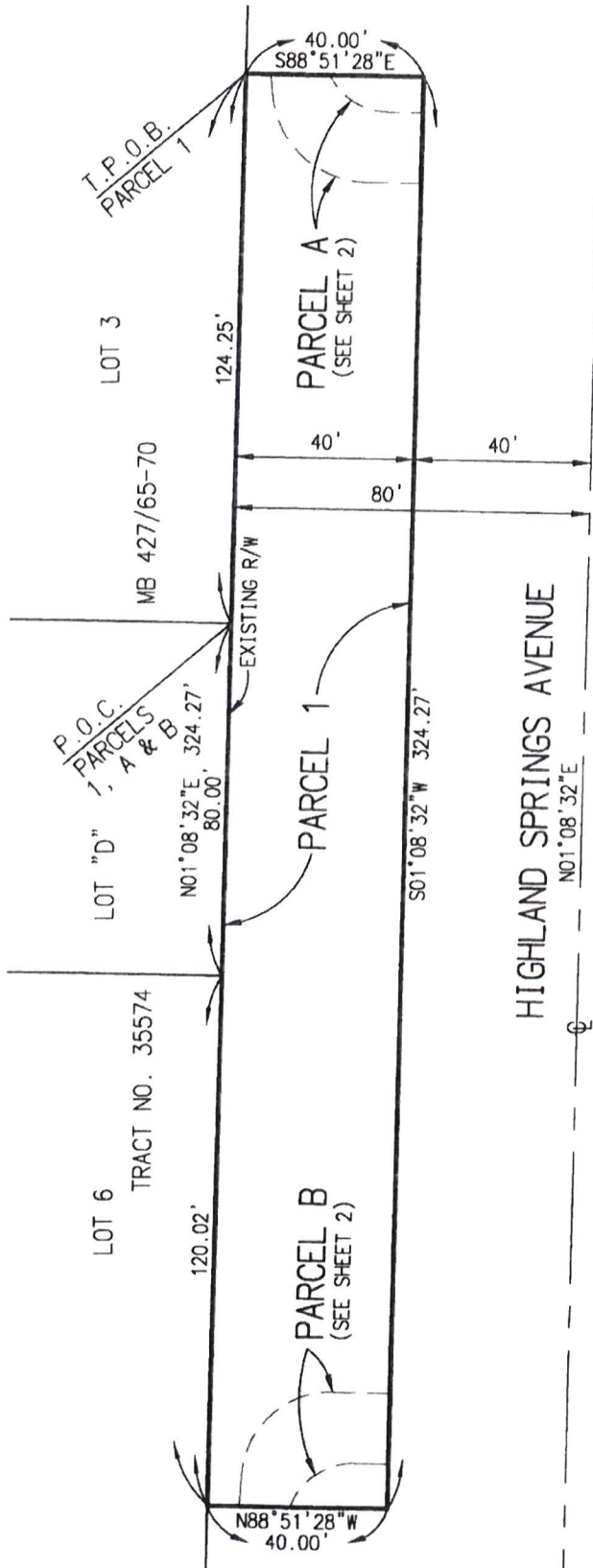
Christopher L. Alberts, PLS 8508

3-09-2018
Date



EXHIBIT "B" - MAP PARCEL 1

SHEET 1 OF 2 SHEETS



Michael Baker

INTERNATIONAL

75410 Gerald Ford Drive, Suite 100

Palm Desert, CA 92211

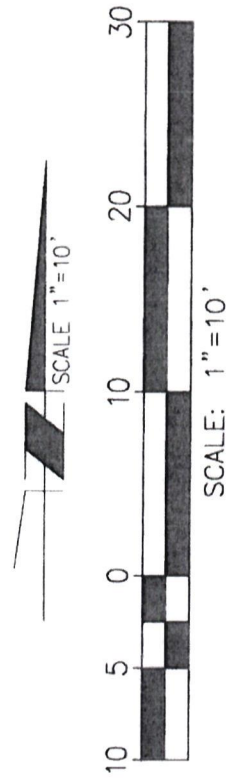
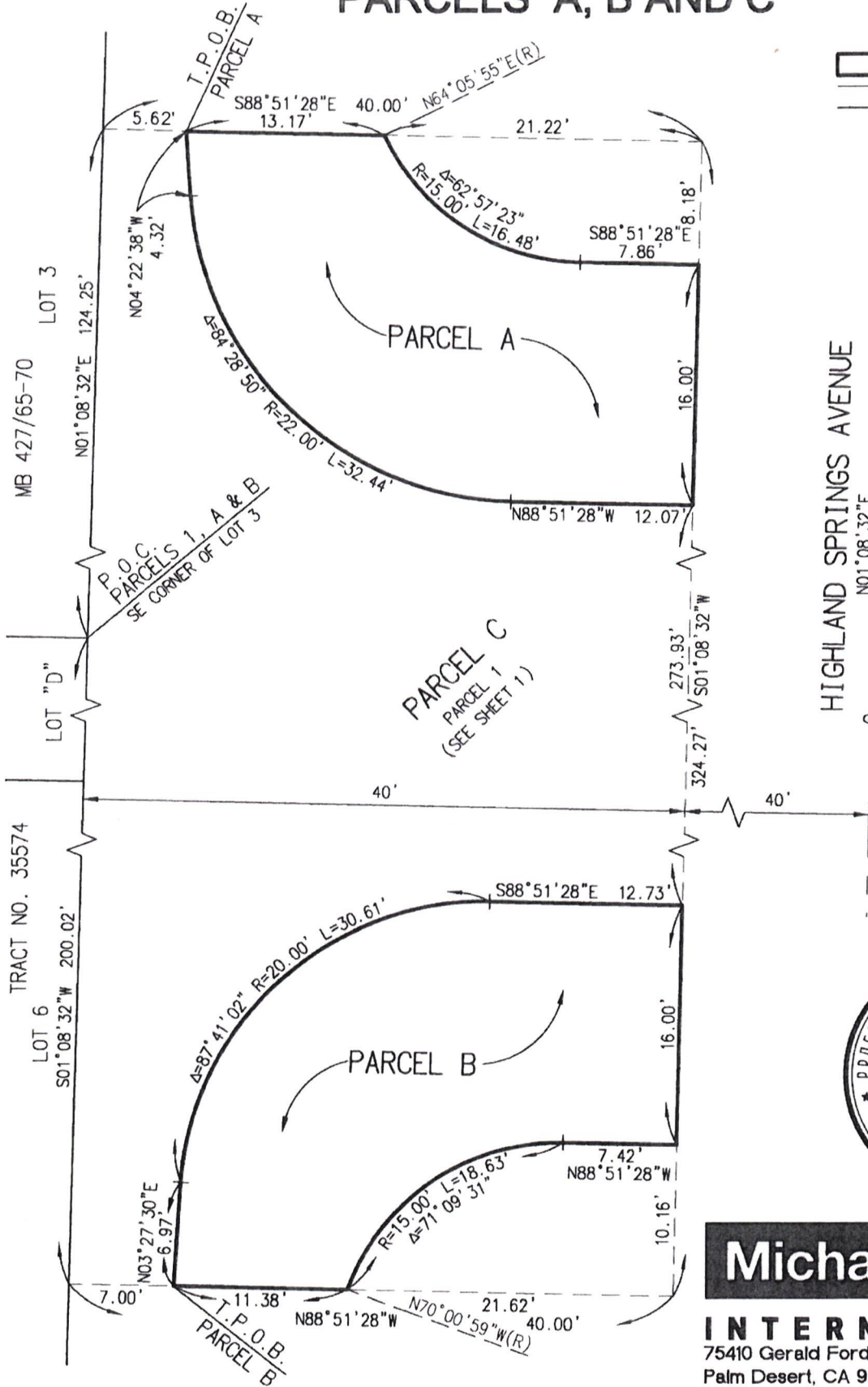
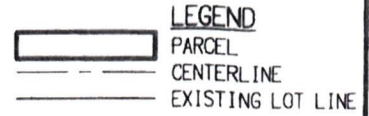
phone: 760-346-7481

www.mbakerial.com

LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.

EXHIBIT "B" - MAP PARCELS A, B AND C



SHEET 2 OF 2 SHEETS



Michael Baker
INTERNATIONAL
 75410 Gerald Ford Drive, Suite 100
 Palm Desert, CA 92211
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LOCATED IN POR. OF SEC. 35, T.2S., R.1W., S.B.M.



	RCFC Line Facilities
	District Parcels



RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
 Highland Springs Channel - 5-0-00180
 RCFC Parcel 5180-1



Map Updated: December 30, 2025