

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



ITEM: 16.1
(ID # 29718)

MEETING DATE:

Tuesday, February 10, 2026

FROM : Regional Parks and Open Space District

SUBJECT: REGIONAL PARK AND OPEN-SPACE DISTRICT: Adoption of Resolution No. 2026-01, Authorization to Convey an Easement Interest for Access Purposes in District-Owned Real Property located within Portions of Assessor's Parcel Numbers 667-020-002, 667-020-007, 667-020-008, and 667-020-011 to the Coachella Valley Conservation Commission by Access Easement Deed; California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Section 15317 Open Space Contracts or Easements and Section 15061(b)(3) General Rule, or "Common Sense" exemption; District 4. [\$0] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Directors:

1. Find that this conveyance of the non-exclusive access easement deed is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15317 Open Space Contracts or Easements and Section 15061(b)(3), General Rule or "Common Sense Exemption";
2. Adopt Resolution No. 2026-01, Authorization to Convey a Non-Exclusive Access Easement Deed to Coachella Valley Conservation Commission (CVCC), in Portions of Real Property Located in the City of Desert Hot Springs, State of California, and Identified with Assessor's Parcel Numbers 667-020-002, 667-020-007, 667-020-008, and 667-020-011;
3. Authorize the Chair of the Board of Directors to execute the Non-Exclusive Access Easement Deed on behalf of the District;
4. Authorize the General Manager, or designee, to take all actions necessary to administer the Non-Exclusive Access Easement Deed; and,
5. Direct the Clerk of the Board to file Notice of Exemption to the County Clerk and the State Clearinghouse for posting within five (5) business days of approval of this project.

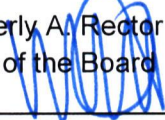
ACTION:Policy


Kyla R. Brown, General Manager 1/20/2026

MINUTES OF THE BOARD OF DIRECTORS

On motion of Director Spiegel, seconded by Director Gutierrez 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: February 10, 2026
xc: Parks, Recorder, State Clearinghouse

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE 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:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Regional Park and Open-Space District (“District”) is the owner of certain real property located in the city of Desert Hot Springs, and identified with Assessor’s Parcel Numbers 667-020-002, 667-020-007, 667-020-008, and 667-020-011, as shown on Exhibit A - Vicinity Map, attached hereto and made a part hereof.

The Coachella Valley Conservancy Commission (“CVCC”) is the owner of certain real property located in the city of Desert Hot Springs, and identified with Assessor’s Parcel Numbers 667-020-001, 667-020-004, 667-020-009, and 667-020-014, and located adjacent to District property, as shown on Exhibit B - Conservation Property, attached hereto and made a part hereof.

CVCC currently does not have legal access to its property identified by Assessor’s Parcel Numbers 667-020-001, 667-020-004, 667-020-009, and 667-020-014. CVCC has requested a permanent easement for access purposes to these parcels to conduct required land management and biological monitoring activities in accordance with the Coachella Valley Multiple Species Habitat Conservation Plan (“CVMSHCP”).

In addition, this access is necessary to facilitate the establishment of a conservation easement over portions of the property to fulfill mitigation requirements associated with a Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (“CDFW”).

To provide access for CVCC, the District intends to convey a non-exclusive access easement granting legal ingress and egress across a designated portion of District property. This easement would allow CVCC to access its parcels for the purpose of conducting ongoing conservation management and biological monitoring activities in accordance with the CVMSHCP and the Streambed Alteration Agreement issued by CDFW.

This conveyance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15317, Open Space Contracts, or Easements and Section 15061(b)(3), General Rule or “Common Sense” Exemption. See the attached Notice of Exemption for specific details.

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

On December 16, 2025, the Board of Directors approved Resolution No. 2025-014, Notice of Intent to Convey an Easement Interest for Access Purposes, and notice was also published by the Clerk of the Board as provided in Section 6063 of the Government Code.

Pursuant to California Public Resources Code Section 5540, a district may take by grant, appropriation, purchase, gift, devise, condemnation, or lease, and may hold, use, enjoy, and lease or dispose of real and personal property of every kind, and rights in real and personal property, within or without the district, necessary to the full exercise of its powers.

Resolution No. 2026-01 and the Non-Exclusive Access Easement Deed have been approved as to form by County Counsel.

Impact on Residents and Businesses

There is no direct impact on residents or private businesses in the County of Riverside.

Additional Fiscal Information

There is no additional cost resulting from this non-exclusive access easement deed.

ATTACHMENTS:

- Resolution No. 2026-01
- Non-Exclusive Access Easement Deed with Exhibits A-C
- Notice of Exemption


Douglas Cordonez Jr.  
2/14/2026


Aaron Gettis, Chief Deputy County Counsel 2/13/2026

1 Board of Directors

Riverside County Regional Park and Open-Space District

2
3 **Resolution No. 2026-01**

4 **Authorization to Convey an Easement Interest for Access Purposes in District-Owned**
5 **Real Property located within Portions of Assessor’s Parcel Numbers 667-020-002, 667-**
6 **020-007, 667-020-008, and 667-020-011 to the Coachella Valley Conservation**
7 **Commission by Non-Exclusive Access Easement Deed**

8
9 **WHEREAS**, the Riverside County Regional Park and Open-Space District, a park and
10 open-space district created pursuant to the California Public Resources Code, Division 5,
11 Chapter 3, Article 3 (“District”), is the owner of certain real property located in the city of
12 Desert Hot Springs, County of Riverside, State of California, containing approximately 115
13 acres of land, identified as Assessor Parcel Numbers 667-020-002, 667-020-007, 667-020-
14 008, and 667-020-011 (“District Property”), more particularly described in Exhibit A, which is
15 attached hereto and incorporated by this reference;

16 **WHEREAS**, Coachella Valley Conservancy Commission, a California joint powers
17 authority (“CVCC”), is the owner of certain real property located adjacent to District Property
18 and in the city of Desert Hot Springs, County of Riverside, State of California, containing
19 approximately 93.41 acres of land, identified as Assessor Parcel Numbers 667-020-001, 667-
20 020-004, 667-020-009, and 667-020-014 (“Conservation Property”), more particularly
21 described in Exhibit B, which is attached hereto and incorporated herein by this reference;

22 **WHEREAS**, CVCC has no legal access to the Conservation Property and has requested
23 access from the District for the purpose of satisfying mitigation requirements under a
24 conservation easement recorded pursuant to the Streambed Alteration Agreement Notification
25 No. 1600-2016-0248-R6, issued by the California Department of Fish and Wildlife on
26 December 28, 2018;

27 **WHEREAS**, on December 16, 2025, the Board of Directors approved Resolution No.
28 2025-014, Notice of Intent to Convey an Easement Interest for Access Purposes and notice

FORM APPROVED BY COUNTY COUNSEL
BY  1/22/26
DATE
RYAN D. YANKO

1 was also published by the Clerk of the Board as provided in Section 6063 of the Government
2 Code;

3 **WHEREAS**, the District has agreed and now desires to grant a non-exclusive access
4 easement deed (“Access Easement”) to CVCC, allowing ingress and egress across a portion of
5 the District Property, from the Conservation Property;

6 **WHEREAS**, pursuant to California Public Resources Code Section 5540, a
7 district may take by grant, appropriation, purchase, gift, devise, condemnation, or lease,
8 and may hold, use, enjoy, and lease or dispose of real and personal property of every kind,
9 and rights in real and personal property, within or without the district, necessary to the full
10 exercise of its powers; and

11 **WHEREAS**, the District has reviewed the proposed conveyance and determined that it
12 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant
13 to State CEQA Guidelines Section 15317, Open Space Contracts or Easements, and
14 alternatively qualifies for Section 15061(b)(3), General Rule, or “Common Sense,”
15 exemption, because the Access Easement will be used by CVCC solely for the monitoring
16 and management of the conservation property;

17 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by
18 the Board of Directors of the Riverside County Regional Park and Open-Space
19 District (“Board”), in regular session assembled on or after February 10, 2026, at 9:30 a.m.
20 or soon thereafter, in the meeting room of the Board of Directors located on the 1st floor of the
21 County Administrative Center, 4080 Lemon Street, Riverside, California, based upon a
22 review of the evidence and information presented on the matter, as it relates to the conveyance
23 of the Access Easement, this Board has determined that the conveyance of the Access
24 Easement is categorically exempt from the California Environmental Quality Act (CEQA)
25 pursuant to State CEQA Guidelines Section 15317, Open Space Contracts or Easements,
26 and alternatively

1 qualifies for the General Rule, or “Common Sense,” exemption pursuant to State CEQA
2 Guidelines Section 15061(b)(3);

3 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
4 hereby approves the Access Easement between the District and CVCC, and authorizes the Chair
5 of the Board to convey and execute the Access Easement with CVCC, on behalf of the District.

6 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Parks
7 Director/ General Manager or designee is authorized to execute any other documents and
8 administer all actions necessary to administer the Access Easement.

9 **BE IT FURTHER RESOLVES, DETERMINED AND ORDERED** that the Clerk of
10 the Board of Directors has given notice hereof pursuant to California Government Code Section
11 6063.

12 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Clerk of
13 the Board of Directors is directed to file the Notice of Exemption with the County Clerk within
14 five (5) days of approval.

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2
3 RESOLUTION NO. 2026-01

4 AUTHORIZATION TO CONVEY AN EASEMENT INTEREST FOR ACCESS PURPOSES
5 IN DISTRICT-OWNED REAL PROPERTY WITHIN PORTIONS OF ASSESSOR'S
6 PARCEL NUMBERS 667-020-002, 667-020-007, 667-020-008, AND 667-020-011 TO THE
7 COACHELLA VALLEY CONSERVATION COMMISSION BY NON-EXCLUSIVE
8 ACCESS EASEMENT DEED

9 ROLL CALL:

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

11 Nays: None

12 Absent: None

13 Abstain: None

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

16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22 02/10/2026 Item 16.1

23
24
25

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Coachella Valley Conservation Commission
74-199 El Paseo Ave., Suite 100
Palm Desert, CA 92260

WITH A COPY TO:

Riverside County Regional Parks and Open Space District
4600 Crestmore Road
Jurupa Valley, CA 92509

COPY

APNs: 667-020-002, 667-020-007, 667-020-008, and 667-020-011

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Documentary Transfer Tax \$___

___ Computed on value of interest conveyed.

___ Computed on value of interest conveyed less liens and encumbrances remaining thereon at time of sale.

___ No property transfer tax due (value of interest or property conveyed is less than \$100.00 [Rev. & Tax. Code § 11911]).

NON-EXCLUSIVE ACCESS EASEMENT DEED

This NON-EXCLUSIVE ACCESS EASEMENT DEED ("Access Easement") is made as of FEB 10, 2026 ("Effective Date"), by Riverside County Regional Parks and Open Space District, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3 ("GRANTOR"), in favor of Coachella Valley Conservation Commission, a local public agency and joint powers authority ("GRANTEE"). GRANTOR and GRANTEE are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. GRANTOR is the sole owner in fee simple of certain real property containing approximately 115 acres located in the County of Riverside, State of California, designated by Assessor's Parcel Numbers 667-020-002, 667-020-007, 667-020-008, and 667-020-011 ("Property"). The Property is legally described and depicted in Exhibit A, attached hereto and incorporated herein by this reference.

B. GRANTEE is the sole owner in fee simple of certain real property adjacent to the Property which is, in part, restricted by a conservation easement recorded pursuant to Streambed Alteration Agreement Notification No. 1600-2016-0248-R6, issued by the California Department of Fish and Wildlife on December 28, 2018 ("Conservation Property"). The Conservation Property is legally described and depicted in Exhibit B, attached hereto and incorporated herein by this reference.

C. There is no legal access to the Conservation Property. Accordingly, the Parties now desire to execute this Access Easement for the purpose of granting GRANTEE a non-exclusive

access easement over a portion of the Property to provide ingress to and egress from the Conservation Property. The Access Easement is legally described and depicted in Exhibit C, attached hereto and incorporated herein by this reference.

D. GRANTOR desires to grant, and GRANTEE accepts, this Access Easement, which grants GRANTEE nonexclusive legal access to and from the Property via Mission Creek Road and adjacent Bureau of Land Management public lands.

COVENANTS, TERMS, CONDITIONS, AND RESTRICTIONS

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, GRANTOR and GRANTEE hereby agree as follows:

1. Grant and Scope of Access Easement. GRANTOR hereby grants to GRANTEE the non-exclusive Access Easement, for the purpose of allowing GRANTEE to access its adjacent Conservation Property, which is restricted by a conservation easement recorded pursuant to Streambed Alteration Agreement Notification No. 1600-2016-0248-R6, issued by the California Department of Fish and Wildlife ("CDFW"). The Access Easement shall be used solely as reasonably necessary for the GRANTEE to carry out inspections, monitoring, maintenance, restoration, and other duties required by the Streambed Alteration Agreement, the associated conservation easement imposed by CDFW, or the Coachella Valley Multiple Species Habitat Conservation Plan. Neither Party shall block, impede, or prevent the other Party from accessing and/or using the Access Easement. Furthermore, GRANTOR shall be in no way responsible for maintaining or repairing the Access Easement where it is not already improved. GRANTEE shall have the right, but not the obligation, to repair or maintain the Access Easement where it has already been improved.

2. Assignment. This Agreement (i) is made for the direct benefit of GRANTEE and; (ii) shall create rights and obligations between the respective Parties and their successors and assigns; (iii) shall operate as covenants running with the land for the benefit of the GRANTEE; and (iv) shall be binding upon, and inure to the benefit of, each Party and any person having or acquiring any right, title, or interest in or to any portion of the Property, whether by operation of law or any manner whatsoever. All provisions of this Agreement are intended to be covenants running with the land pursuant to Section 1468 of the Civil Code of the State of California.

3. Constructive Notice and Acceptance. Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property, Conservation Property, or both, shall be conclusively deemed to have consented and agreed to be subject to each of these restrictions, whether or not any reference to this Agreement is contained in the instrument by which such person acquired such right, title or interest.

4. Incorporation of Recitals and Exhibits. All of the recitals and Exhibits set forth in and/or attached to this Access Easement are, by this reference, incorporated in and made a part of this Access Easement as if set forth fully herein.

5. Governing Law and Dispute Resolution. This Access Easement shall be governed by and construed in accordance with the laws of the State of California, without giving effect to

any conflict or choice of law provision that would result in the application of another state's law. In the event of any legal action to enforce or interpret this Access Easement, the sole and exclusive venue shall be the Superior Court of Riverside County, and the Parties hereby agree to and do hereby submit to the jurisdiction of such court.

6. Intentionally Deleted

7. Acts Beyond GRANTOR's Control. Nothing contained in this Access Easement shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the Access Easement resulting from (a) any natural cause beyond GRANTOR's control, including, without limitation, fire not caused by GRANTOR, flood, storm, and earth movement, or any prudent action taken by GRANTOR under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; (b) acts by GRANTEE or its employees; or (c) acts by third-parties.

8. Acts Beyond GRANTEE's Control. Nothing contained in this Access Easement shall be construed to entitle GRANTOR to bring any action against GRANTEE for any injury to or change in the Access Easement resulting from (a) any natural cause beyond GRANTEE's control, including, without limitation, fire not caused by GRANTEE, flood, storm, and earth movement, or any prudent action taken by GRANTEE under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes; (b) acts by GRANTOR or its employees; or (c) acts by third-parties.

9. Indemnification. This grant of easement is made on the express condition that the GRANTOR is to be free from all liability by reason of injury or death to persons or injury to property from whatever cause arising out of GRANTEE's, its contractor', agents, officers', members', employees', invitees', or licensees' exercise or rights granted pursuant to this Agreement, including any liability for injury or death to the person or property of GRANTEE it contractors, agents, officers, members, employees, invitees, or licensees or to any property under the control or custody of GRANTEE. GRANTEE hereby covenants and agrees to defend and indemnify GRANTOR, its officers, employees, agents, students, invitees and guests and save them harmless from any and all liability, loss, costs, or obligations on account of, or arising out of, any such injury or losses caused or claimed to be caused by the exercise of the rights granted pursuant to this Access Easement by GRANTEE, however occurring, other than those caused solely by the willful or negligent acts or omissions of the GRANTOR.

10. Entire Agreement. This Access Easement and all Exhibits referenced herein constitute the final, complete, and exclusive statement of the terms of the agreement between and among the Parties pertaining to the Access Easement. This Access Easement supersedes all prior and contemporaneous discussions, negotiations, understandings, or agreements of the Parties. No other agreement, statement, or promise made by the Parties or to any employee, officer, or agent of the Parties, which is not contained in this Access Easement or incorporated herein by reference, shall be binding or valid, with respect to the subject matter hereof. No amendment, alteration, or variation of this Access Easement shall be valid or binding unless contained in a written amendment.

11. Amendment. The Access Easement may be amended by GRANTOR and GRANTEE only by mutual written agreement. Any such amendment shall be recorded in the official records of the County in which the Property and Conservation Property is located.

12. Interpretation. Both Parties have had the opportunity to review this Access Easement with their respective legal counsel and waive the provisions of Civil Code Section 1654, which provides that in the case of uncertainty, the language of a contract should be interpreted most strongly against the Party who caused the uncertainty to exist. This Access Easement shall be interpreted as if both Parties equally participated in the preparation of this Access Easement.

13. Counterparts. This Access Easement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute a single executed agreement.

14. Recitals. The recitals set forth above are material and by this reference are incorporated herein and made a part of this Agreement.

15. Exhibits. The following Exhibits referenced in this Conservation Easement are attached to and incorporated by reference herein:

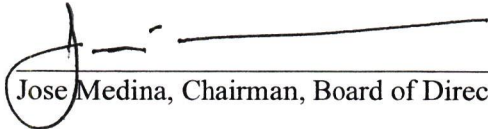
- Exhibit A – Legal Description and Map of the Property
- Exhibit B – Legal Description and Map of Conservation Easement
- Exhibit C – Legal Description and Map of the Access Easement

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have executed this Access Agreement as of the Effective Date.

GRANTOR:

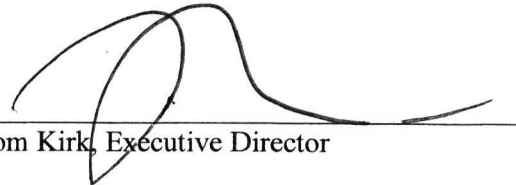
RIVERSIDE COUNTY REGIONAL PARK AND
OPEN SPACE DISTRICT



Jose Medina, Chairman, Board of Directors

GRANTEE:

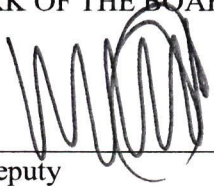
COACHELLA VALLEY CONSERVATION
COMMISSION



Tom Kirk, Executive Director

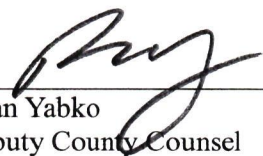
ATTEST:

Kimberly Rector
CLERK OF THE BOARD


By: _____
Deputy

APPROVED AS TO FORM:

MINH C. TRAN
COUNTY COUNSEL


By: _____
Ryan Yabko
Deputy County Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

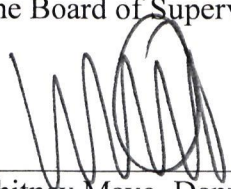
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } §

On February 10, 2026, before me, Whitney Mayo, a COB Assistant, personally appeared Jose Medina, Chair of the Board of Directors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: 
Whitney Mayo, Deputy Clerk

(SEAL)

PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 02/10/2026

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

ACR 601P-AS4RE0 (Rev. 09/2005)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)
Riverside

On 1/27/2026, before me, Diana Rosas, a Notary Public, personally appeared Tom Kirk, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diana Rosas



(SEAL)

EXHIBIT A
LEGAL DESCRIPTION AND MAP OF THE PROPERTY

Parcel I:

The Northeast one-quarter of the Northwest one-quarter of the Northeast one-quarter of Section 19, Township 2 South, Range 4 East, San Bernardino Base and Meridian; and

Parcel II:

The East one-half of the Northeast one-quarter, the South 30 acres of the Southwest one-quarter of the Northeast one-quarter, the South 60 acres of Lot 1 in the Northwest one-quarter, and the South 10 acres of Lot 2 in the Northwest quarter of Fractional Section 19, Township 2 South, Range 4 East, San Bernardino Base and Meridian.

Except from the East one-half of the Northeast one-quarter of said Fractional Section, the West one-half of the Southeast one-quarter of the Northeast one-quarter of said Section.

CONTAINING: 150.00 Acres, more or less.



Parcels Owned by Coachella Valley Conservation Commission within and adjacent to Devil's Garden Reserve

CVCC Ownership County Parks Ownership Access Route

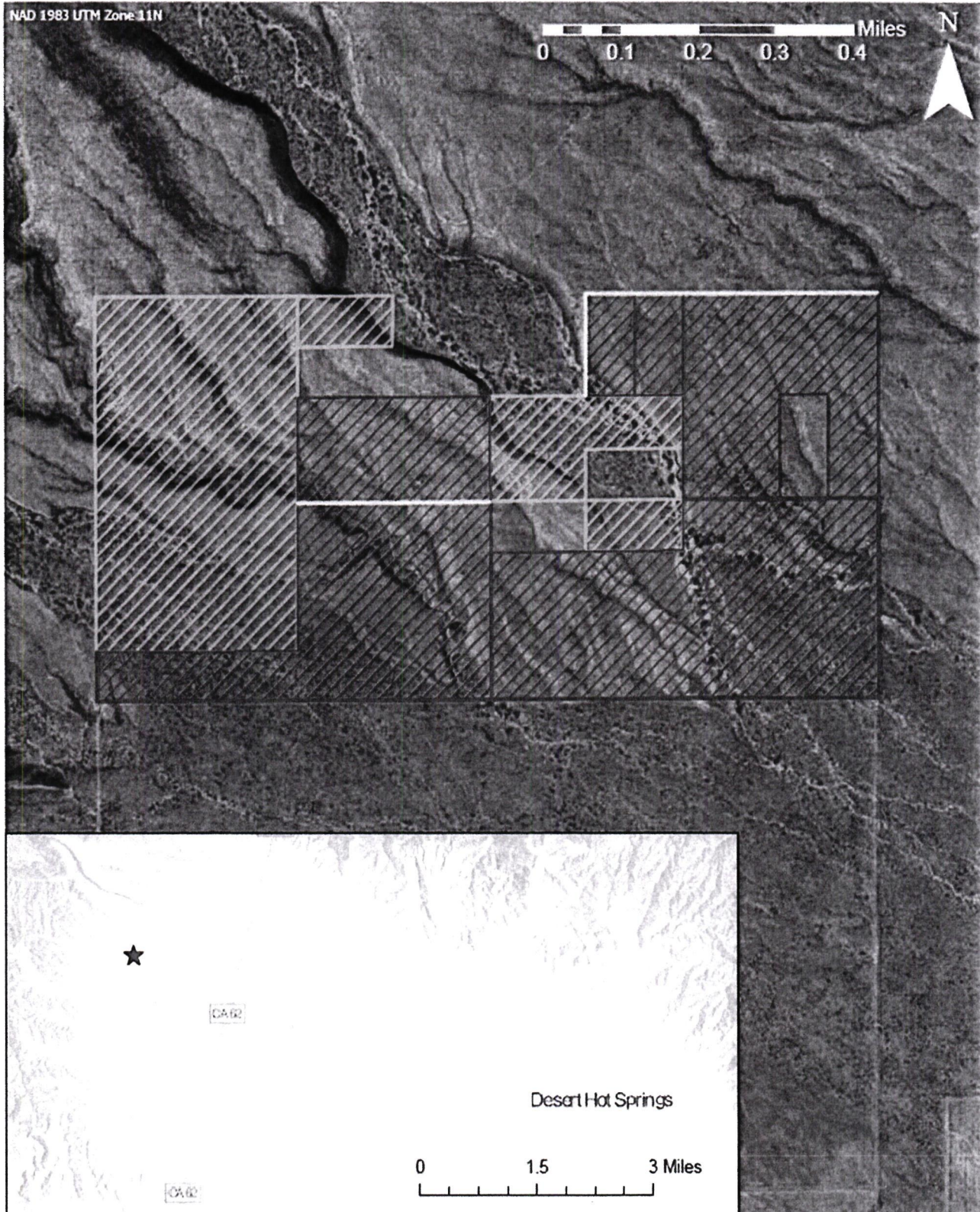


EXHIBIT B
LEGAL DESCRIPTION OF THE CONSERVATION PROPERTY

Parcel I:

The South half of the Northwest quarter of the Northeast quarter of Section 19, Township 2 South, Range 4 East, San Bernardino Base and Meridian in the County of Riverside, State of California. Excepting therefrom the South half of the Southeast quarter of the Northwest quarter of the Northeast quarter of said Section.

CONTAINING: 73.38 Acres, more or less.

Parcel II:

The East half of the North 10 acres of the Southwest quarter of the Northeast quarter of Section 19, Township 2 South, Range 4 East, San Bernardino Base and Meridian in the County of Riverside, State of California.

CONTAINING: 15.04 Acres, more or less.

Parcel III:

The Northwest quarter of the Northwest quarter and all of the Southwest quarter of the Northwest quarter. Excepting therefrom the South 10 acres thereof, all in Section 19, Township 2 South, Range 4 East, San Bernardino Base and Meridian.

CONTAINING: 4.99 Acres, more or less.

EXHIBIT C
LEGAL DESCRIPTION AND MAP OF THE ACCESS EASEMENT

Those portions of the northeast quarter of Section 19 and a portion of the southeast quarter of the northwest quarter of Section 19, Township 2 South, Range 4 East, San Bernardino Meridian, in the County of Riverside, State of California, being described in Parcels as follows:

PARCEL 1:

A strip of land, 30.00 feet in width, the northerly and westerly lines of said strip being described as follows:

BEGINNING at the northeast corner of said Section 19 as shown on the Record of Survey filed in Book 141, Page 82 of Records of Surveys, in the Office of the County Recorder of said Riverside County;

Thence along the northerly line of Section 19 North 89°54'35" West 1986.03 feet to the westerly line of the northeast quarter of the northwest quarter of the northeast quarter of said Section 19;

Thence leaving said northerly line along the westerly line of the northeast quarter of the northwest quarter of the northeast quarter of said Section 19 South 00°10'54" West 660.10 feet to the **POINT OF TERMINATION**, said point hereinafter being referred to as Point "A".

CONTAINING: 78,484 Square feet, more or less.

PARCEL 2:

A strip of land, 30.00 feet in width, the northerly line of said strip being described as follows:

COMMENCING at Point "A", as described above;

Thence southerly along the west line of the southeast quarter of the northwest quarter of the northeast quarter of said Section 19 South 00°10'54" West 660.10 feet to the southwest corner of said southeast quarter;

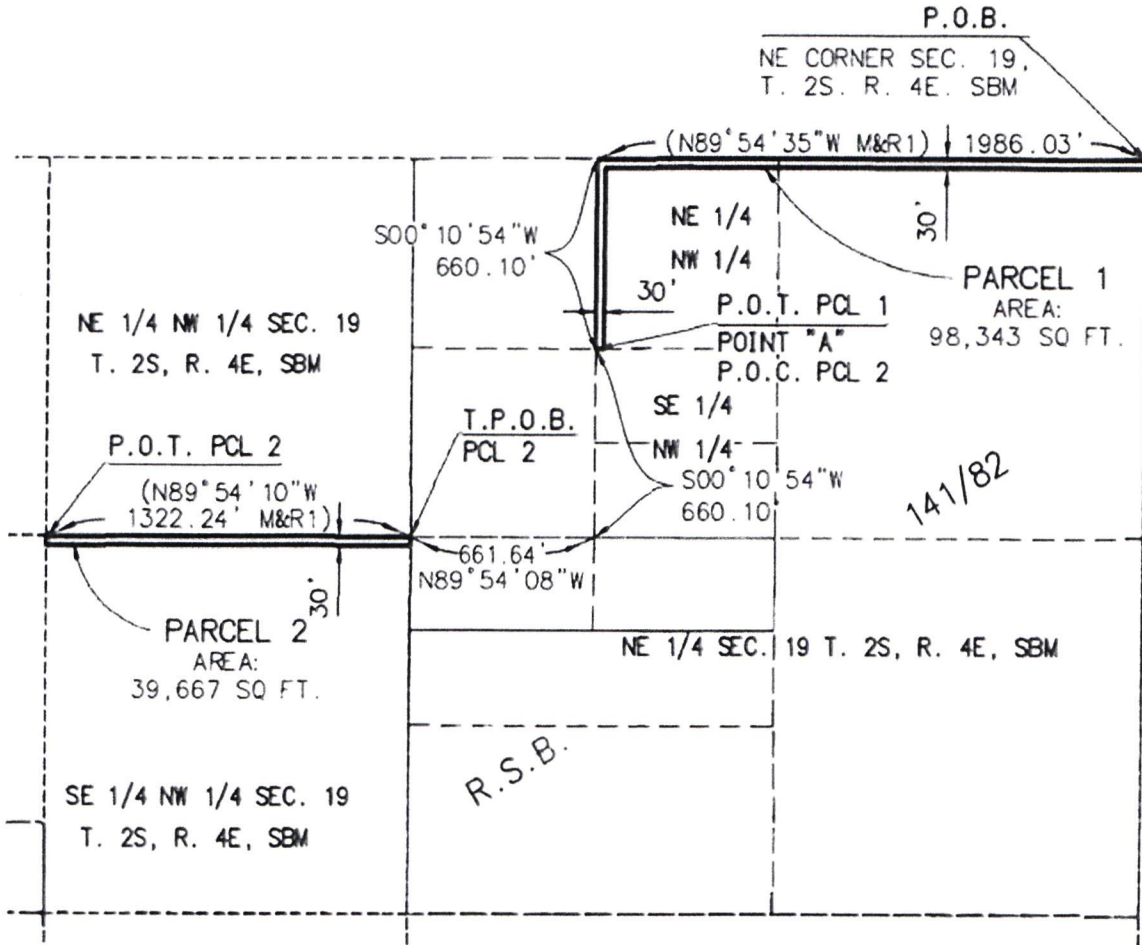
Thence along the southerly line of the northwest quarter of said northeast quarter of Section 19 North 89°54'08" West 661.64 feet to the southeast corner of the northeast quarter of the northwest

quarter of said Section 19, said point being the **TRUE POINT OF BEGINNING**;

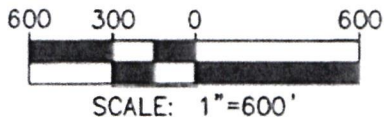
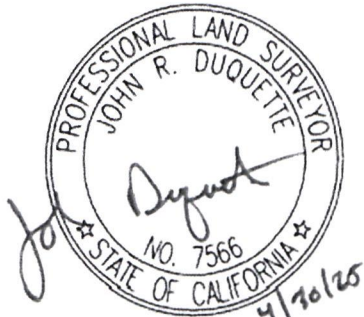
Thence leaving said southeast corner along the northerly line of the southeast quarter of the northwest quarter of said Section 19 North 89°54'10" West 1322.24 feet to the **POINT OF TERMINATION**.

CONTAINING: 39,667 Square feet, more or less.

EXHIBIT "C" - PLAT



SCALE 1"=600'



LEGEND

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- T.P.O.B. - TRUE POINT OF BEGINNING
- R1 - RECORD DATA PER R.S.B. 141/82.

SHEET 1 OF 1 SHEET

Michael Baker

INTERNATIONAL

75410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211

phone: 760-346-7481 www.mbakintl.com

H:\PDATA\17733\CA00\MAPPING\EXPRTS\5-MICHELM PARCELS\17733-04 EAST ACCESS EASEMENT.DWG ELLISH, GARRETT 5/2/2025 3:26 PM



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-41751

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202600100
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	RCRPOSD	
Account Name	RCRPOSD - RIVCO REGIONAL PARK AND OPEN-SPACE DISTRICT	
Balance	\$6,387.50	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-41751
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY REGIONAL PARK AND COUNTY/STATE AGENCY OF FILING RIVERSIDE	LEAD AGENCY EMAIL GABYADAME@RIVCO.ORG	DATE 02/11/2026
		DOCUMENT NUMBER E-202600100

PROJECT TITLE
COACHELLA VALLEY CONSERVATION COMMISSION NON EXCLUSIVE ACCESS EASEMENT DEED

PROJECT APPLICANT NAME RIVERSIDE COUNTY REGIONAL PARK AND OPEN	PROJECT APPLICANT EMAIL GABYADAME@RIVCO.ORG	PHONE NUMBER (951) 955-1395
PROJECT APPLICANT ADDRESS 4600 CRESTMORE ROAD,	CITY JURUPA VALLEY	STATE CA
		ZIP CODE 92509

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	---

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside

From: (Public Agency):
Riverside County Regional Park and Open Space District
4600 Crestmore Rd, Jurupa Valley, 92509

(Address)

Project Title: Coachella Valley Conservation Commission Non Exclusive Access Easement Deed

Project Applicant: Riverside County Regional Park and Open-Space District

Project Location - Specific:

APNs 667-020-002, 667-020-007, 667-020-008, and 667-020-011

Project Location - City: Desert Hot Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The purpose is to grant a non-exclusive access easement deed to the Coachella Valley Conservation Commission (CVCC) to satisfy mitigation requirements under a conservation easement recorded pursuant to Streambed Alteration Agreement Notification No. 1600-2016-0248-R6, issued by the California Department of Fish and Wildlife on December 28, 2018.

Name of Public Agency Approving Project: Riverside County Regional Park and Open Space District Board of Directors

Name of Person or Agency Carrying Out Project: Riverside County Regional Park and Open Space District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number:

Reasons why project is exempt:

This non-exclusive access easement deed is exempt from the California Environmental Quality Act (CEQA) under the Common Sense Exemption, pursuant to CEQA Guidelines Sections 15317 (Open Space Contracts or Easements) and 15061(b)(3) (General Rule). There is no possibility that the access easement will have a significant effect on the environment, as it solely allows another agency to conduct biological monitoring on its adjacent property. No development will occur at the project site as a result of this access easement.

Lead Agency Contact Person: Gaby Adame-Algrim Area Code/Telephone/Extension: 951-955-1395

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: 1/14/2025 Title: Bureau Chief

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

02/10/2026 Item 16.1

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600100
02/11/2026 12:31 PM Fee: \$ 50.00
Page 1 of 1

Revised 2011

Removed: By: Deputy



Document Root (Read-Only)

Selected Document

2026020386 - NOE - Coachella Valley Conservation Commission Non Exclusive Access Easement Deed

Riverside County
Created - 2/11/2026 | Submitted - 2/11/2026 | Posted - 2/11/2026 | Received - 2/11/2026 | Published - 2/11/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Coachella Valley Conservation Commission Non Exclusive Access Easement Deed

Document Description

The purpose is to grant a non-exclusive access easement deed to the Coachella Valley Conservation Commission (CVCC) to satisfy mitigation requirements under a conservation easement recorded pursuant to Streambed Alteration Agreement Notification No. 1600-2016-0248-R6, issued by the California Department of Fish and Wildlife on December 28, 2018.

Attachments (Upload Project Documents)

16.1 - NOE - Coachella Conservation Commission.pdf

Contacts

RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT - *Gaby Adame*

4600 Crestmore Road
JURUPA VALLEY, CA 92509
Phone : (951) 955-1395
GabyAdame@Rivco.org

Regions

Southern California

Counties

Riverside

Cities

Desert Hot Springs

Location Details

Other Location Info

APNs 667-020-002, 667-020-007, 667-020-008, and 667-020-011

Notice of Exemption

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

This non-exclusive access easement deed is exempt from the California Environmental Quality Act (CEQA) under the Common Sense Exemption, pursuant to CEQA Guidelines Sections 15317 (Open Space Contracts or Easements) and 15061(b)(3) (General Rule). There is no possibility that the access easement will have a significant effect on the environment, as it solely allows another agency to conduct biological monitoring on its adjacent property. No development will occur at the project site as a result of this access easement.

County Clerk(s)

Riverside

Signature

Title

Date