

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



ITEM: 14.4
(ID # 30217)

MEETING DATE:
Tuesday, April 28, 2026

FROM : FLOOD CONTROL DISTRICT

SUBJECT: FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-17, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property and Reservation of Easement Within a Portion of Assessor's Parcel Numbers 408-120-029 and 408-090-005, Referenced as a Portion of RCFC Parcel Number 5180-1, to the City of Beaumont, a municipal corporation, by Grant Deed, Highland Springs Channel, Project Number 5-0-00180, District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. F2026-17, Declaration of Exempt Surplus Land and Notice of Intent to Convey Fee Simple Interest in Real Property and Reservation of Easement Within a Portion of Assessor's Parcel Numbers ("APN") 408-120-029 and 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to City of Beaumont, a municipal 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. F2026-17 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

4/9/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: April 28, 2026
xc: Flood, COB/AG

Kimberly A. Rector
Clerk of the Board
By:
Deputy

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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 of certain real property located in the city of Beaumont, County of Riverside, State of California, identified as APNs 408-120-029 and 408-090-005, referenced as a portion of RCFC Parcel Number 5180-1 ("Property").

The District intends to convey to the City of Beaumont, a municipal corporation, a portion of the Property to be used as a service road for routine maintenance and not limited to providing a safe and drivable surface. The service road shall always remain free and clear of permanent structures, improvements, trees, landscaping and any other objects that may obstruct vehicular access being a portion of RCFC Parcel Number 5180-1, legally described in Exhibit "A" ("Subject Property"); and the District intends to reserve a perpetual exclusive easement for rights to operate and maintain the District's open channel, including the rights of use, reconstruction, alteration, inspection, repair, relocation, renewal and removal thereof, over, under and across that portion of Property, hereinafter referred to as "Channel Area". Within the remainder portion of the Property located adjacent and parallel to the Channel Area, the District intends to reserve another perpetual appurtenant easement for unrestricted access for ingress/egress, referred to as "Service Road", also referred to as RCFC Parcel 5180-510.

The District shall notify the California Department of Housing and Community Development ("HCD") that it intends to declare the Subject Property exempt surplus land and convey the Subject Property to the City of Beaumont, another local agency for public works purposes, which is exempt per Government Code Section 54221(f)(1)(D).

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 District staff has evaluated and determined that the conveyance of the Subject Property does not interfere with the use of the Property by the District; and pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's Board may determine

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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 or lease the same.

Therefore, District staff is recommending the adoption of Resolution No. F2026-17 to declare the Subject Property exempt surplus land and notice the District's intent to convey the Subject Property to the City of Beaumont, another public agency.

Resolution No. F2026-17 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 District.

ATTACHMENTS:

1. Resolution No. F2026-17
2. Vicinity Map


Douglas Ordóñez Jr.  
4/23/2026


Aaron Gettis, Chief Deputy County Counsel 4/16/2026

BOARD OF SUPERVISORS

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

RESOLUTION NO. F2026-17

DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT
TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF
EASEMENT WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBERS 408-120-029 and 408-090-
005, REFERENCED AS A PORTION OF RCFC PARCEL NUMBER 5180-1, TO THE CITY OF
BEAUMONT, A MUNICIPAL CORPORATION, BY GRANT DEED,
HIGHLAND SPRINGS CHANNEL, PROJECT NUMBER 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 Numbers ("APN") 408-120-029 and 408-090-005,
referenced as a portion of RCFC Parcel Number 5180-1 ("Property"); and

WHEREAS, the District intends to convey to the City of Beaumont, a municipal corporation, a
portion of the Property to be used as a service road for routine maintenance and not limited to providing a
safe and drivable surface. The service road shall always remain free and clear of permanent structures,
improvements, trees, landscaping and any other objects that may obstruct vehicular access being a portion
of RCFC Parcel Number 5180-1, legally described in Exhibit "A" ("Subject Property"); and

WHEREAS, the District intends to reserve a perpetual exclusive easement for rights to operate and
maintain the District's open channel, including the rights of use, reconstruction, alteration, inspection,
repair, relocation, renewal and removal thereof, over, under and across that portion of Property, hereinafter
referred to as "Channel Area"; and

WHEREAS, within the remainder portion of the Property located adjacent and parallel to the
Channel Area, the District shall reserve a perpetual appurtenant easement for unrestricted access for
ingress/egress, referred to as "Service Road", also referred to as RCFC Parcel 5180-510; and

WHEREAS, the District shall notify the California Department of Housing and Community
Development ("HCD") that it intends to declare the Subject Property exempt surplus land and convey the
Subject Property to the City of Beaumont, another local agency for public works purposes, which is exempt
per Government Code Section 54221(f)(1)(D); and

APR 28 2026 14.4

FORM APPROVED COUNTY COUNSEL
BY  RYAND YABKO
DATE 4/14/26

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 Property by the District; and

6 **WHEREAS**, pursuant to the California Water Code Appendix, Ch. 48, Section 13, the District's
7 Board may determine any real property held by the District is no longer necessary to be retained for the
8 uses and 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 April 28, 2026 at 9:30 a.m. or soon thereafter, in the meeting
11 room of the District's Board, located on the 1st Floor of the County Administrative Center, 4080 Lemon
12 Street, Riverside, California, that this Board has evaluated and determined that the conveyance of the
13 Subject Property to the Developer will not interfere with the use of the Property for the District's intended
14 purposes.

15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board
16 intends to convey the fee simple interest of the Subject Property with a reservation of a perpetual non-
17 exclusive easement on or after June 2, 2026 by Grant Deed as described in Exhibit "A".

18 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Subject Property is
19 exempt surplus land because it is being transferred from one local agency to another local agency for that
20 agency's own use. That exemption per Government Code Section 54221(f)(1)(D) is what makes the 5.40-
21 acres conveyance from the District to the City of Beaumont legally permissible without going through the
22 Surplus Land Act affordable housing offer process.

23 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** pursuant to the Surplus
24 Land Act Guidelines, Article IV, Section 400(e), the General Manager or designee is hereby directed to
25 provide a written copy of this Resolution declaring the Subject Property exempt surplus land to the
26 California Department of Housing and Community Development at least thirty (30) days prior to the
27 District's disposition of the Subject Property.
28

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

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4 RESOLUTION NO. F2026-17

5 DECLARATION OF EXEMPT SURPLUS LAND AND NOTICE OF INTENT
6 TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF
7 EASEMENT WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBERS 408-120-029
8 AND 408-090-005, REFERENCED AS A PORTION OF RCFC PARCEL NUMBER 5180-1,
9 TO THE CITY OF BEAUMONT, A MUNICIPAL CORPORATION, BY GRANT DEED,
10 HIGHLAND SPRINGS CHANNEL, PROJECT NUMBER 5-0-00180

11 ROLL CALL:

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

13 Nays: None

14 Absent: None

15 Abstain: None

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

18 KIMBERLY A. RECTOR, Clerk of said Board

19
20
21 By:  _____

22 Deputy

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

**EXHIBIT "A"
LEGAL DESCRIPTION
HIGHLAND SPRINGS CHANNEL**

RCFC Parcel No. 5180-510

APNs: portion of 408-120-029 & 408-090-005

In the City of Beaumont, County of Riverside, State of California, those portions of the east half of Section 2, Township 3 South, Range 1 West, San Bernardino Meridian, and the east half of Section 35, Township 2 South, Range 1 West, San Bernardino Meridian; as conveyed to the said County by deed recorded December 6, 1972, as Instrument Number 1972-161549 of Official Records of Riverside County Flood Control and Water Conservation District;

EXCLUDING that portion lying southerly 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;

EXCLUDING that portion granted to Pardee Homes per Grant Deed recorded July 7, 2003 as Instrument No. 2003-501432;

EXCLUDING that portion of said Section 35, 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 No. 35574;

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" West 40.00 feet;

THENCE parallel with and 40.00 feet easterly of the easterly line of Lots 3, "D", and 6 of said Tract 35574, 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 35574;

THENCE along the east line of Lots 6, "D", and 3 of said Tract No. 35574, North 01° 08' 32" East, 324.27 feet to the **TRUE POINT OF BEGINNING**.

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

RIVERSIDE COUNTY FLOOD CONTROL AND WATER
CONSERVATION DISTRICT

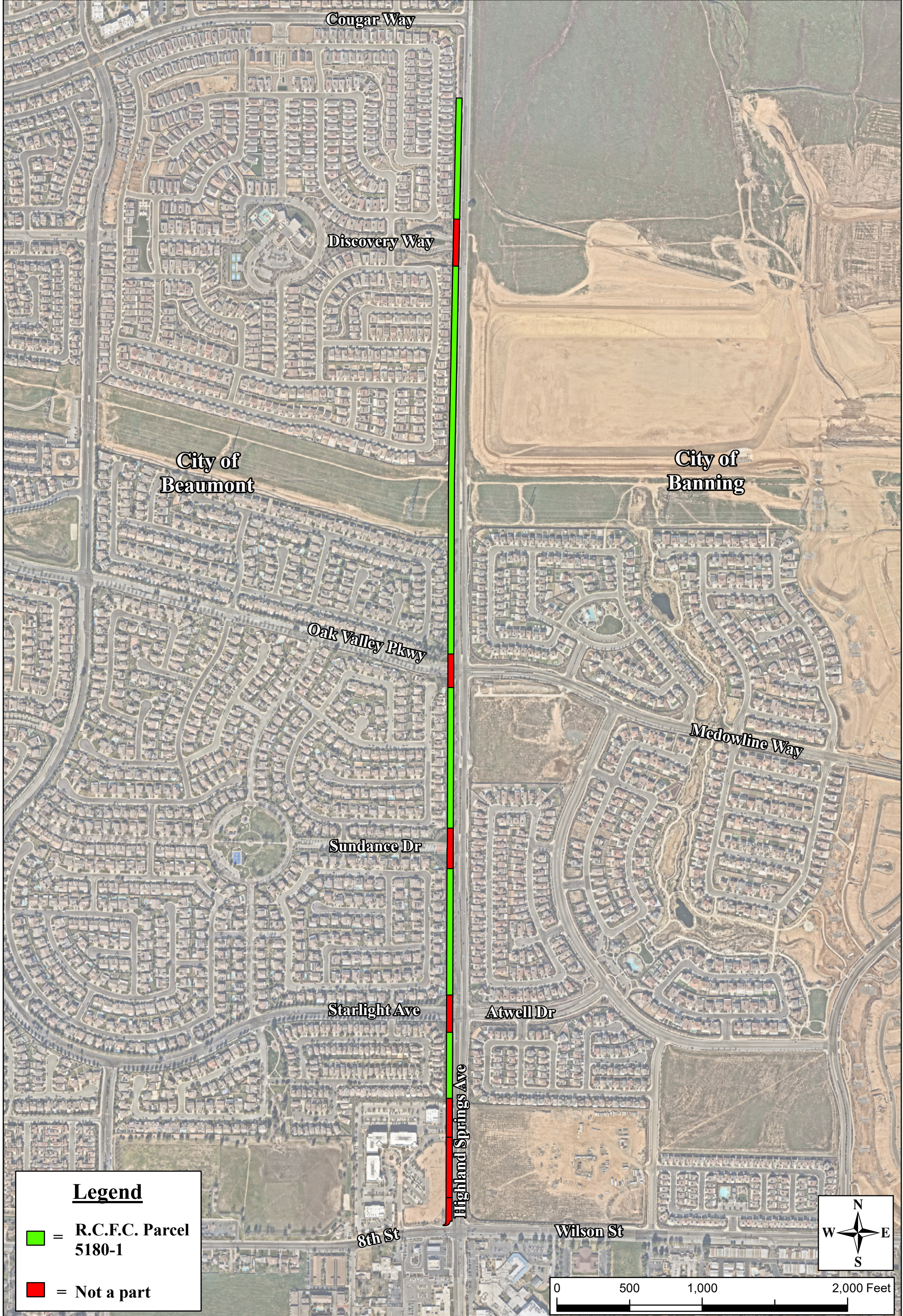
Containing 235,234.08 square feet / 5.40 acres more or less.

Prepared under my supervision.



Dennis Odenbaugh 10/6/2025
DENNIS ODENBAUGH DATE

PREPARED BY: _____
CHECKED BY: _____



Cougar Way

Discovery Way

City of
Beaumont

City of
Banning

Oak Valley Pkwy

Medowline Way

Sundance Dr

Starlight Ave


Atwell Dr


Highland Springs Ave


8th St

Wilson St

Legend

 = R.C.F.C. Parcel 5180-1

 = Not a part



0 500 1,000 2,000 Feet

