

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



ITEM: 14.5  
(ID # 30577)

**MEETING DATE:**

Tuesday, June 23, 2026

**FROM :** FLOOD CONTROL DISTRICT

**SUBJECT:** FLOOD CONTROL DISTRICT: Adoption of Resolution No. F2026-20, Authorization to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Numbers 408-120-029 and 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to the City of Beaumont, a Municipal Corporation, by Grant Deed, Highland Springs Channel, Project No. 5-0-00180, California Environmental Quality Act (CEQA) Exempt per CEQA Guidelines Section 15061(b)(3), District 5. [\$0]

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

1. Find that the authorization to convey fee simple interest as described in Resolution No. F2026-20 is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3), the "Common Sense" exemption;
2. Adopt Resolution No. F2026-20, Authorization to Convey Fee Simple Interest in Real Property and Reservation of Easements Within a Portion of Assessor's Parcel Numbers 408-120-029 and 408-090-005, Referenced as a Portion of RCFC Parcel No. 5180-1, to the City of Beaumont, a Municipal Corporation, by Grant Deed, Highland Springs Channel, Project No. 5-0-00180;
3. Authorize the Chair of the Riverside County Flood Control and Water Conservation District's ("District") Board of Supervisors ("Board") to approve and execute the Grant Deed and Reservation of Easements Agreement ("Agreement") on behalf of the District; and
4. Authorize the General Manager-Chief Engineer or his designee to execute any other related documents and administer all actions necessary to complete this transaction.

**ACTION:Policy**

Jason Urley, GENERAL MGR-CHIEF FLD CNTRL ENG 6/4/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor 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: June 23, 2026  
xc: Flood

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
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<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: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2025/26</b>	

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

**BACKGROUND:**

**Summary**

The 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 APNs 408-120-029 and 408-090-005 and referenced as RCFC Parcel No. 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, being a portion of RCFC Parcel Number 5180-1 (referred to as the "Subject Property"), shall always remain free and clear of permanent structures, improvements, trees, landscaping and any other objects that may obstruct vehicular access, and the District shall reserve a perpetual exclusive easement for rights to operate and maintain the Highland Springs 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.

On April 28, 2026, this Board adopted Resolution No. F2026-17, declaring the Subject Property exempt surplus land, as it is a former street, right of way or easement that is being transferred to another local agency for public works purposes, which is exempt per Government Code Section 54221(f)(1)(D). The District provided Resolution No. F2026-17 to the Department of Housing and Community Development ("HCD") on April 30, 2026, and HCD informed the District that its declaration of the Subject Property as exempt surplus land complied with the Surplus Land Act.

Pursuant to the California Water Code Appendix, Ch. 48, Section 9, the District's 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.

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT BOARD  
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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.

**Environmental Findings**

Pursuant to CEQA Guidelines Section 15061(b)(3), this action qualifies for the "Common Sense" exemption because it can be seen with certainty that the conveyance will not result in a significant effect on the environment.

The Grant Deed and Reservation of Easements Agreement and Resolution No. F2026- 20 have 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. F2026-20
2. Grant Deed and Reservation of Easements Agreement
3. Vicinity Map

YKW:yt  
P8/269265

  
Douglas Ordóñez Jr.  6/15/2026

  
Aaron Gettis, Chief Deputy County Counsel 6/10/2026

**BOARD OF SUPERVISORS**

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

RESOLUTION NO. F2026-20

AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND RESERVATION OF EASEMENTS WITHIN A PORTION OF ASSESSOR'S PARCEL NUMBERS 408-120-029 and 408-090-005, REFERENCED AS A PORTION OF RCFC PARCEL NO. 5180-1, TO THE CITY OF BEAUMONT, A MUNICIPAL 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 interest 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 shall reserve a perpetual exclusive easement for rights to operate and maintain the Highland Springs 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 another perpetual appurtenant easement for unrestricted access for ingress/egress, hereinafter referred to as "Service Road", will hereinafter be referred to as "RCFC Parcel 5180-510"; and

**WHEREAS**, the District intends to convey to the City of Beaumont, a municipal corporation ("City"), 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, being a portion of RCFC Parcel Number 5180-1, legally described in Exhibit "A" ("Subject Property"), shall always remain free and clear of permanent structures, improvements, trees, landscaping and any other objects that may obstruct vehicular access; and

**WHEREAS**, on April 28, 2026, the District's Board of Supervisors ("Board") adopted Resolution No. F2026-17, declaring the Subject Property exempt surplus land, as it is being transferred to another local agency for public works purposes, which is exempt per Government Code Section 52241(f)(1)(D);and

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FORM APPROVED COUNTY COUNSEL  
BY *Kristine Bell-Valdez*  
KRISTINE BELL-VALDEZ  
DATE 6/19/24  
OR R. J. J. J.

1           **WHEREAS**, the District provided Resolution No. F2026-17 to the Department of Housing and  
2 Community Development ("HCD") and HCD informed the District that its declaration of the Subject  
3 Property as exempt surplus land complied with the Surplus Land Act; and

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

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

12           **WHEREAS**, pursuant to the California Environmental Quality Agency ("CEQA") Statutes and  
13 Guidelines Section 15061(b)(3), the "Common Sense" exemption, which provides, "The activity is covered  
14 by the common-sense exemption that CEQA applies only to projects which have the potential for causing  
15 a significant effect on the environment." Where it can be seen with certainty that there is no possibility that  
16 the authorization to convey fee simple interest to a local agency and reserve a non-exclusive perpetual  
17 underground easement by Grant Deed may have a significant effect on the environment, the activity is not  
18 subject to CEQA.

19           **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the District's  
20 Board in regular session assembled on or after June 23, 2026 at 9:30 a.m. or soon thereafter, in the meeting  
21 room of the District's Board, located on the 1st Floor of the County Administrative Center, 4080 Lemon  
22 Street, Riverside, California that this Board has evaluated and determined that the conveyance of the Subject  
23 Property to the City will not interfere with the use of the Property for the District's intended purposes.

24           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the District's Board  
25 authorizes the conveyance of the Subject Property with a reservation of a perpetual non-exclusive easement  
26 to the City by Grant Deed and Reservation of Easements Agreement ("Agreement") as described in Exhibit  
27 "A", attached hereto and incorporated herein.  
28

1           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that this Board approves the  
2 Agreement and authorizes the Chair of the District's Board to execute the Grant Deed in favor of the City  
3 on behalf of the District.

4           **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the General Manager  
5 Chief-Engineer or his designee is authorized to execute any documents and administer all actions necessary  
6 to complete this transaction.

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1  
2 Board of Supervisors

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

3  
4  
5 RESOLUTION NO. F2026-20

6 AUTHORIZATION TO CONVEY FEE SIMPLE INTEREST IN REAL PROPERTY AND  
7 RESERVATION OF EASEMENTS WITHIN A PORTION OF ASSESSOR'S PARCEL  
8 NUMBERS 408-120-029 and 408-090-005, REFERENCED AS A PORTION OF RCFC PARCEL  
9 NO. 5180-1, TO THE CITY OF BEAUMONT, A MUNICIPAL CORPORATION,  
10 BY GRANT DEED HIGHLAND SPRINGS CHANNEL, PROJECT NO. 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  
19 KIMBERLY A. RECTOR, Clerk of said Board

20  
21 By:  \_\_\_\_\_

22 Deputy

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

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

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 Riverside County Flood Control and Water Conservation District by deed recorded December 6, 1972, as Instrument Number 1972-161549 of Official Records of said County.

**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 the County of Riverside, State of California;

**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: CS  
CHECKED BY: DO

269257

Recorded at request of, and return to:  
Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, California 92501

COPY

NO FEE (GOV. CODE 6103)

Highland Springs Channel  
Project No. 5-0-00180  
APNs 408-120-029 and 408-090-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
**The undersigned grantor(s) declare(s)**  
DTT: - 0 - THE CONVEYANCE IS TO A GOVERNMENTAL  
ENTITY OR POLITICAL SUBDIVISION R&T 11922

## GRANT DEED AND RESERVATION OF EASEMENTS AGREEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT**, a **body corporate and politic** ("District"), hereby grants to the **CITY OF BEAUMONT**, a **municipal corporation** ("City"), subject to the terms, conditions and reservations set forth below, all of its rights, title and interest to that certain real property, situated in the city of Beaumont, County of Riverside, State of California, described in Exhibit "A" attached hereto and made a part hereof.

### RECITALS

- A. District is the owner of Assessor's Parcel Numbers ("APN") 408-120-029 and 408-090-005 being **portions of RCFC Parcel No. 5180-1**, located in the city of Beaumont, County of Riverside, State of California, legally described in Exhibit "A", attached hereto and incorporated herein by reference ("Property"); and
- B. District maintains an existing flood control facility commonly known as the Highland Springs Channel within the Property which is shown on District Drawing Number 5-0138 ("Drawing"); and
- C. District shall reserve a perpetual exclusive easement for rights to operate and maintain 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 detailed in Drawing; and
- D. Within the remainder portion of the Property located adjacent and parallel to the Channel Area, District shall reserve a perpetual appurtenant easement for unrestricted access for ingress/egress, hereinafter referred to as "Service Road" and referenced in Drawing; and
- E. The rights herein reserved referenced as Channel Area and Service Road will hereinafter be referred to as "**RCFC Parcel No. 5180-510.**"

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## TERMS OF EASEMENTS

The following terms are agreed to by District and by City and shall apply in perpetuity to the operation and maintenance of the District's Highland Spring Channel flood control facility until terminated or amended by mutual agreement, which termination or amendment shall be memorialized by the execution and recording of appropriate documents.

1. District Maintenance. District, at District's sole expense, shall perform all maintenance within Channel Area located in and between cutoff walls as shown and detailed on Drawing.  
  
During said maintenance, District will maintain safety facilities, devices and procedures consistent with currently accepted construction practices, including, but not limited to, temporary fences, barricades, signs and safety personnel to control or prevent access to active and inactive work areas by members of the public.
2. City Maintenance. City shall be responsible for routine maintenance of the Service Road, including, and not limited to, providing a safe and drivable surface. Service Road shall always remain free and clear of permanent structures, improvements, trees, landscaping and any other objects that may obstruct vehicular access.
3. Improvements. In the event City proposes any permanent improvements or modifications within the Property, including, but not limited to, trail improvements, storm drain connections and utility crossings, may be allowable but shall be coordinated with District's Encroachment Permits process.
4. Liability for Damage or Injury. If any portion of the Property, including fixtures, suffers any damage by reason of the use of the reserved easement by District or District's employees or contractors, District shall, at its own cost and expense, repair all such damage and restore the area/fixture to as good a condition as before such cause of damage occurred. Any work performed or caused to be performed by District within the Property shall be done in accordance with all applicable rules, laws and regulations.

If any portion of City's improvements upon the Property suffer damage by reason of District's or District's employees' or contractors' negligent conduct during use of the Property, District shall indemnify and reimburse City for all damages, costs and expenses relating to such damage, including all costs to repair all such damage and restore City's improvements to as good a condition as before such cause of damage occurs.

City agrees to indemnify, defend (by Counsel satisfactory to District) and hold harmless District, its successors and assigns (hereinafter known as "District's Parties") to the maximum extent allowed by law, from and against all loss, liability, claims, demands, suits, liens, claims of lien, damages, costs and expenses (including, without limitation, any fines, penalties, judgements, litigation expenses and expert fees) that are incurred by or asserted against District and/or City, arising out of or connected in any manner with (i) the acts or omissions to act of City in connection with the design, construction, operation and repair of City's improvements upon the Property or arising from the presence or performance of activities by City with respect to the Property or any portion thereof; (ii) bodily injury to or death of any person (including employees of District and/or District's Parties) or damage to or loss of use of Property resulting from such acts or omissions of City or (iii) non-performance or breach by City of any term or condition of this Grant Deed.

Should any acts or omissions of both District and City contribute to the injury or damage, then their responsibility for the injury or damage will be divided between them in proportion to their respective contributions to the injury or damage.

- 5. Attorney Fees. If any legal action or proceeding arising out of or relating to the easements reserved by District, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorney fees, costs and expenses incurred in the action or proceeding by the prevailing party. Entire Agreement. This Grant Deed and Reserving of Easements Agreement constitutes the entire Agreement between District and City, including their successors and assigns, relating to the easements. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this easement shall be of no force and effect unless it is in writing and signed by City and District. All improvements and modifications shall require review and a District Encroachment Permit. Improvements that would otherwise prevent the use of the Channel Easement and Service Road Easement shall be rejected until improvements are acceptable to District.
  
- 6. Binding Effect. This Grant Deed and Reservation of Easements Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors and assigns of the District and City.

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT,  
a body corporate and politic**

Date: JUN 23 2026

By: Karen S. Spiegel  
KAREN SPIEGEL, Chairman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisor

**CITY OF BEAUMONT, a municipal corporation**

By: \_\_\_\_\_  
JESSICA VOIGT, Mayor

**APPROVED AS TO FORM:**  
Minh C. Tran  
COUNTY COUNSEL

**ATTEST:**  
KIMBERLY RECTOR  
Clerk of the Board

By: [Signature]  
RYAN YABKO  
Deputy County Counsel

By: [Signature]  
Deputy

Date: 6/9/26

(Notary Acknowledgement attached)



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
(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 Flood Control and Water Conservation District (EMBOSED ON DOCUMENT)

RIVERSIDE COUNTY FLOOD CONTROL AND  
WATER CONSERVATION DISTRICT

1945

CALIFORNIA

Date: 06/23/2026

Signature: \_\_\_\_\_



Print Name: Whitney Mayo, Deputy Clerk of the Board Assistant

**CERTIFICATE OF ACCEPTANCE  
(CITY OF BEAUMONT)**

RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT

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

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

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

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**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.

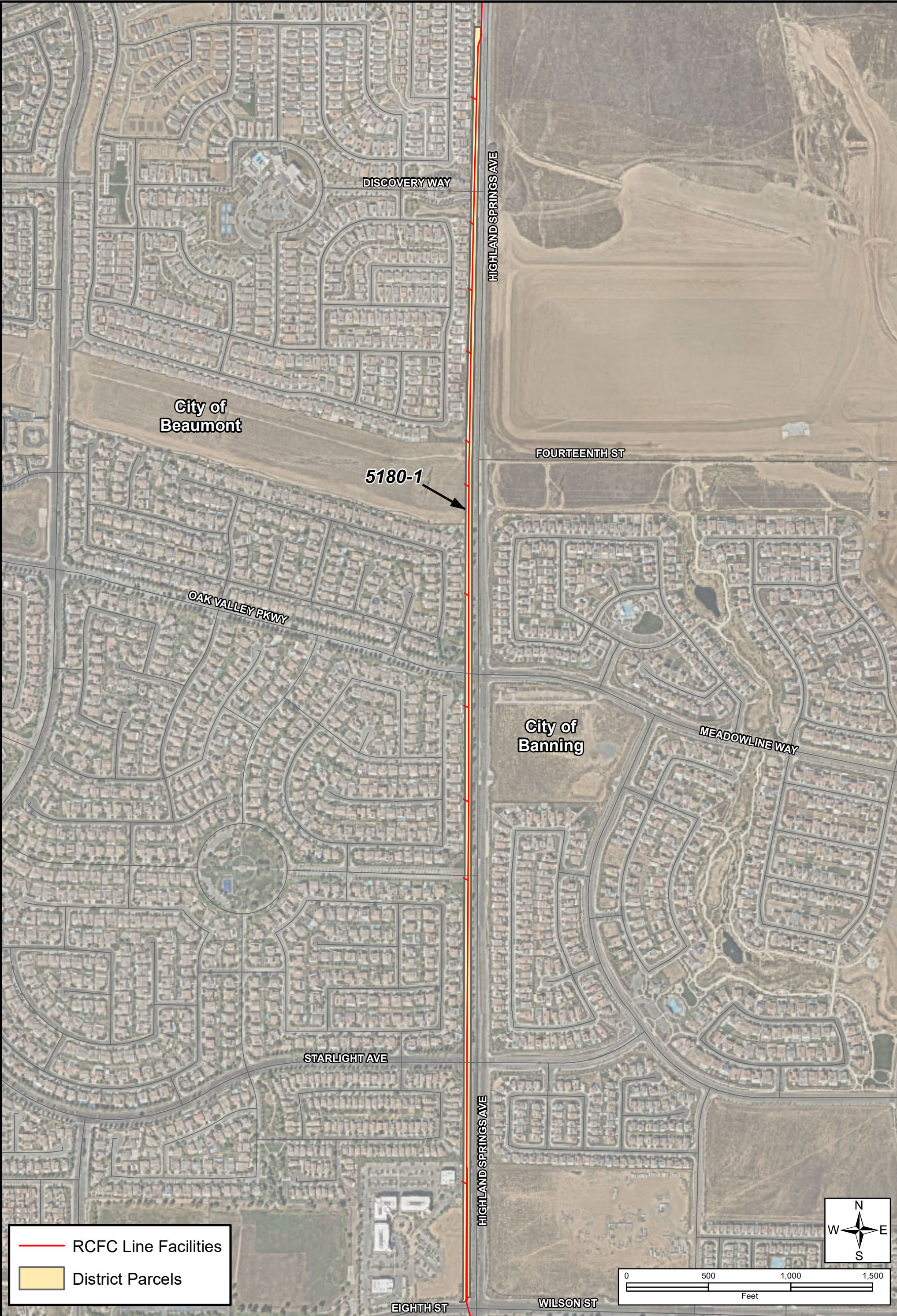
Prepared under my supervision.


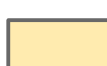




Dennis Odenbaugh  
DENNIS ODENBAUGH

10/6/2025  
DATE

PREPARED BY: CS  
CHECKED BY: DO



 RCFC Line Facilities  
 District Parcels

  
  
 0 500 1,000 1,500  
 Feet

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

