

Staff Report 54

PARTIES:

California State Lands Commission

County of Riverside

PROPOSED ACTION:

Consider acceptance of two quitclaim deeds.

AREA, LAND TYPE, AND LOCATION:

Two parcels of school land, portions of APNs 818-132-018 and -019, in Section 36, Township 6 South, Range 20 East, S.B.M., near Blythe, Riverside County (as shown in Figures 1 and 2).

Figure 1. Location

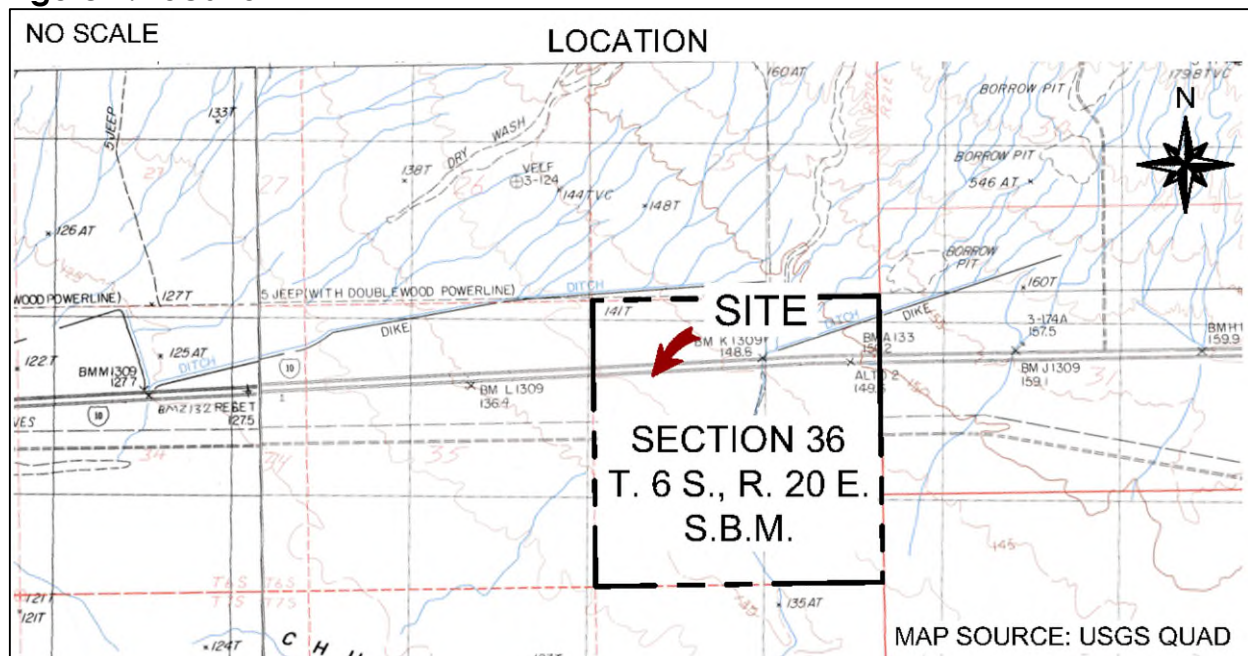
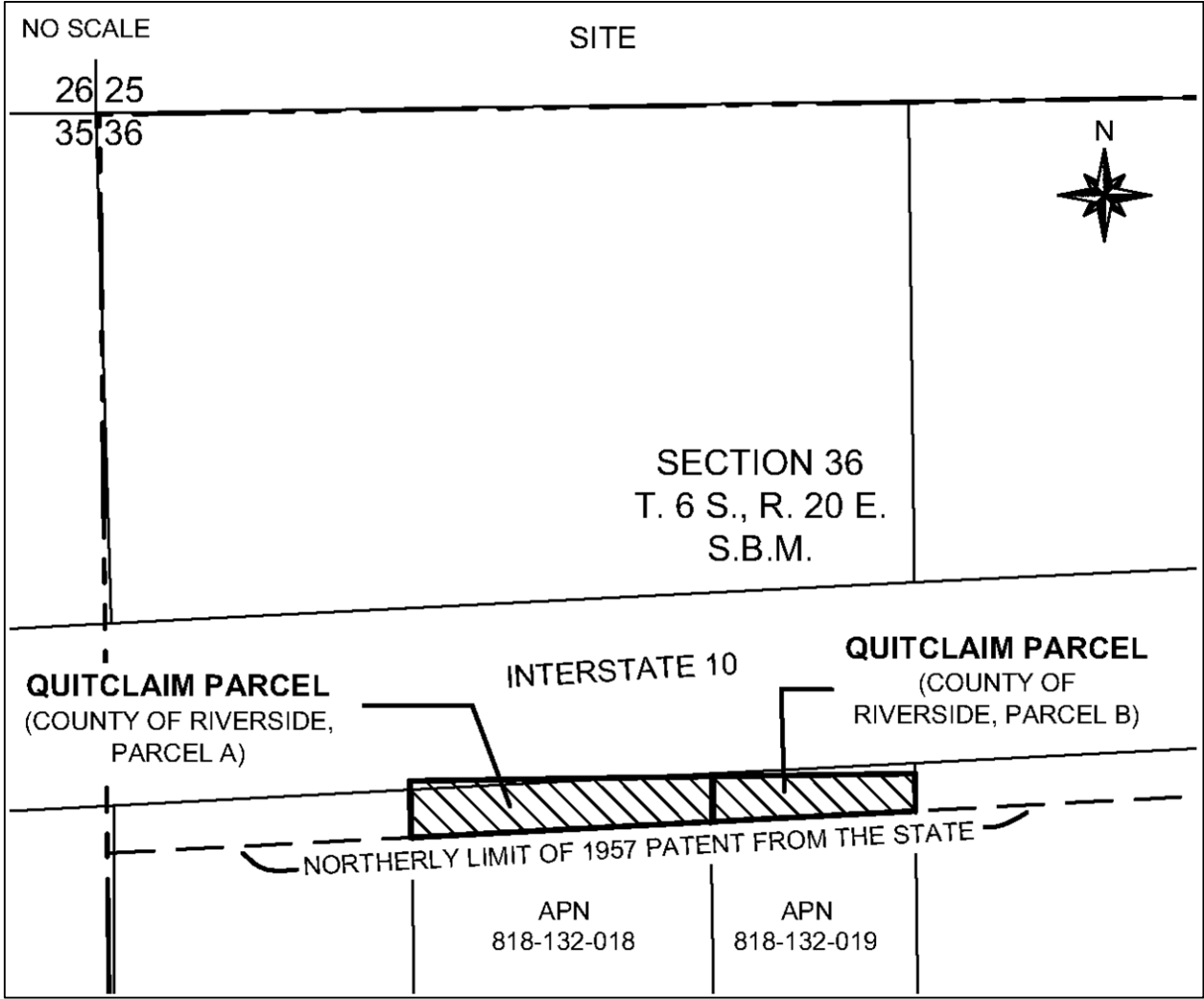


Figure 2. Site Map



BACKGROUND:

In June 2024, the Commission authorized accepting a quitclaim deed from Andrew D. Nguyen and Katie T. Cao ([Item 63, June 7, 2024](#)). This action fixed a mistake in the recorded land deeds for a parcel of school lands adjacent to the southern right-of-way of Interstate 10 in Section 36, Township 6 South, Range 20 East, S.B.M. This same mistake in the land records affects several other parcels in Section 36, two of which are owned by the County of Riverside. The County has agreed to quitclaim the mistaken area to the Commission.

STAFF ANALYSIS AND RECOMMENDATION:

AUTHORITY:

Public Resources Code sections 6005, 6106, 6216, 8706, and 8707.

STATE'S BEST INTERESTS:

Accepting the quitclaim deeds will remove a cloud on the state's title, make the property more marketable for other uses, and forestall potential disputes and confusion. The transaction simply fixes a discrepancy in the recorded title. Because no actual property interest will transfer, accepting the quitclaim deeds does not cause the state to take on any potential liability.

CONCLUSION:

For the reasons stated, staff believes that accepting the quitclaim deeds is in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021–25 Strategic Plan to “Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation.”
2. Accepting the quitclaim deeds is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section s 15060, subdivision (c)(3), and 15378, subdivision (b)(5).

EXHIBIT:

- A. Draft quitclaim deeds

RECOMMENDED ACTION:

It is recommended that the Commission:

STATE'S BEST INTERESTS:

Find that accepting the quitclaim deeds is in the best interests of the State.

AUTHORIZATION:

Acting as School Lands Bank Trustee, authorize acceptance of quitclaim deeds, in substantially the form shown, from the County of Riverside for two parcels of school lands, portions of APNs 818-132-018 and -019, in Section 36, Township 6 South, Range 20 East, S.B.M., near Blythe, Riverside County.

Exhibit A

Recorded at request of and return to:
County of Riverside
Facilities Management Department
Real Property Division
3450 14th Street, Suite 200
Riverside, CA 92501

FREE RECORDING

This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

Space above this line reserved for Recorder's Use

PROJECT: SLC State School Land
APN: 818-132-018 (portion)

draft

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

does hereby remise, release and forever quitclaim to THE STATE OF CALIFORNIA, all right, title, and interest Grantor has in the real property located in Riverside County, California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference.

This land described herein was inadvertently included in deeds within the Grantor's chain of title including the Grantor's Individual Grant Deed recorded September 5, 1986, as Document No. 215945. This deed is recorded to release any purported interest in the land described herein to Grantee.

PROJECT: SLC State School Land
APN: 818-132-018 (portion)

Dated: _____

GRANTOR:

By: _____
Vincent Yzaguirre
Its: Director of Facilities Management

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 _____)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____

Place Notary Seal Above

Recorded at request of and return to:
County of Riverside
Facilities Management Department
Real Property Division
3450 14th Street, Suite 200
Riverside, CA 92501

FREE RECORDING

This instrument is for the benefit of
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Space above this line reserved for Recorder's Use

PROJECT: SLC State School Land
APN: 818-132-019 (portion)

draft

QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

does hereby remise, release and forever quitclaim to THE STATE OF CALIFORNIA, all right, title, and interest Grantor has in the real property located in Riverside County, California, described in Exhibit "A" and shown on Exhibit "B" and incorporated by reference.

This land described herein was inadvertently included in deeds within the Grantor's chain of title including the Grantor's Individual Grant Deed recorded September 5, 1986, as Document No. 215944. This deed is recorded to release any purported interest in the land described herein to Grantee.

PROJECT: SLC State School Land
APN: 818-132-019 (portion)

Dated: _____

GRANTOR:

By: _____
Vincent Yzaguirre
Its: Director of Facilities Management

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 _____)

On _____, before me, _____, a Notary Public, personally _____, 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 _____

Place Notary Seal Above