

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

708B



FROM: General Manager-Chief Engineer

SUBMITTAL DATE:
May 9, 2006

SUBJECT: Whitewater River Right Bank Levee- Portion of Parcel 6250-13, APN 677-250-028
Authorization to Sell a Portion of District Owned Real Property

RECOMMENDED MOTION:

1. Approve Resolution No. F2006-11 Authorization to Sell an Interest in Real Property – Whitewater River Right Bank Levee, property consisting of a portion of Parcel 6250-13, Assessor Parcel No. 677-250-028, by Grant Deed to the Palm Springs Classic, LLC.
2. Authorize the Chairman of the Board of Supervisors to execute the necessary documents to complete the sale.
3. Authorize the General Manager-Chief Engineer or his designee of the District to execute any other documents and administer all actions necessary to complete the transaction.

BACKGROUND:

See Page 2

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WARREN D. WILLIAMS
General Manager-Chief Engineer

FINANCIAL DATA	Current F.Y. District Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net District Cost:	N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

- Dep't Recomm.: Consent Policy
- Per Exec. Ofc.: Consent Policy

COUNTY COUNSEL

APR 25 2006

BY

Departmental Concurrence

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

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BACKGROUND:

Palm Springs Classic, LLC has requested to purchase the property from the District for the construction of a secondary access road. This property contains approximately 36,375 square feet of land and is irregular in shape. It is located south of Vista Chino in Palm Springs.

A fee interest described as Parcel 6250-13 was originally acquired by the District for flood control purposes for the construction of the levee. It has been set as a condition of development for Parcel Map 30928 to have a secondary access to their development and only a portion of this parcel is for the levee and the remainder is for access to this facility; the public road will provide adequate access to the District's facility. It has now been determined that right of way, as shown on Exhibit "B", attached hereto and made a part hereof, would no longer be required by the District for operations and maintenance of this facility.

All costs including escrow and/or title insurance shall be borne by the purchaser.

1 BOARD OF SUPERVISORS

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

2
3 RESOLUTION NO. F2006-11

4 AUTHORIZATION TO SELL AN INTEREST IN REAL PROPERTY
5 WHITEWATER RIVER RIGHT BANK LEVEE

6 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
7 Supervisors of the RIVERSIDE COUNTY FLOOD CONTROL AND WATER
8 CONSERVATION DISTRICT in regular session assembled on May 9, 2006, at least four-fifths
9 of all members concurring, that the grant of fee interest by the District to Palm Springs Classic,
10 LLC, in a portion of the real property known as Parcel 6250-13, as described in Exhibit "A" and
11 shown on Exhibit "B" attached hereto and made a part hereof, is hereby approved.

12
13 BE IT FURTHER RESOLVED AND DETERMINED that the interest to be
14 granted is not required for the District's use and is required for use by Palm Springs Classic,
15 LLC. This property is to be sold to the Palm Springs Classic, LLC for the appraised value of
16 \$170,000.00.

17 BE IT FURTHER RESOLVED that the Chairman of the Board of Supervisors is
18 authorized to execute the necessary documents to complete the sale.

19
20 BE IT FURTHER RESOLVED that the General Manager-Chief Engineer or his
21 designee of the District is authorized to execute any other documents and administer all actions
22 necessary to complete the transaction.

23
24 AU::bjp
25 P8/105920

FORM APPROVED
COUNTY COUNSEL

APR 25 2006

BY 

EXHIBIT "A"
(LEGAL DESCRIPTION)

PARCEL "A"

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 5 EAST, S.B.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 7;

THENCE NORTH 89°37'53" WEST ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 413.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE WHITEWATER RIVER CHANNEL, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40,000.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 56°10'47" WEST;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°41'05", AN ARC DISTANCE OF 1,874.29 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN INSTRUMENT NO. 427785, RECORDED SEPTEMBER 24, 1999, O.R., A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 53°29'42" EAST, SAID POINT IS ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3,840.00 FEET, A LINE RADIAL TO SAID CURVE BEARS SOUTH 47°23'01" WEST;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 4 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°57'44", AN ARC DISTANCE OF 399.60 FEET TO THE **TRUE POINT OF BEGINNING**, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 41°25'16" EAST;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4 AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'22", AN ARC DISTANCE OF 393.60 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 4 AND TANGENT TO LAST MENTIONED CURVE NORTH 54°27'06" WEST A DISTANCE OF 551.16 FEET;

THENCE ALONG THE MOST WESTERLY SOUTHWESTERLY LINE OF PARCEL 4, NORTH 38°59'22" WEST A DISTANCE OF 78.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 283.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 75°44'59" WEST;

EXHIBIT "A"
(LEGAL DESCRIPTION)

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 4 AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'47", AN ARC DISTANCE OF 28.63 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 81°32'46" EAST, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 58°08'44" EAST;

THENCE LEAVING SAID WESTERLY LINE OF PARCEL 4 AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°47'16", AN ARC DISTANCE OF 88.46 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 223.00 FEET, A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 24°21'28" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°42'02", AN ARC DISTANCE OF 45.54 FEET;

THENCE TANGENT TO LAST MENTIONED CURVE SOUTH 53°56'30" EAST A DISTANCE OF 481.75 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,023.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°37'53", AN ARC DISTANCE OF 46.98 FEET;

THENCE TANGENT TO LAST MENTIONED CURVE SOUTH 51°18'38" EAST A DISTANCE OF 250.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 223.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°16'46", AN ARC DISTANCE OF 129.53 FEET TO THE **TRUE POINT OF BEGINNING.**

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 36,375 SQUARE FEET OR 0.835 ACRES, MORE OR LESS



VISTA CHINO

EXHIBIT "B"

LINE DATA			
NO.	BEARING	LENGTH	
L1	N 38°59'22" W	78.52'	
L2	S 51°18'38" E	250.98'	
L3	N 89°37'53" W	413.15'	

NE 1/4, SEC. 7
T. 4 S., R. 5 E.,
S.B.M.

PARCEL "A"
36,375 SQ. FT.
0.835 AC.

LOT "N"
TR. MAP NO. 32233-1
M.B. 381/59-67

CWWD WHITEWATER RIVER CHANNEL

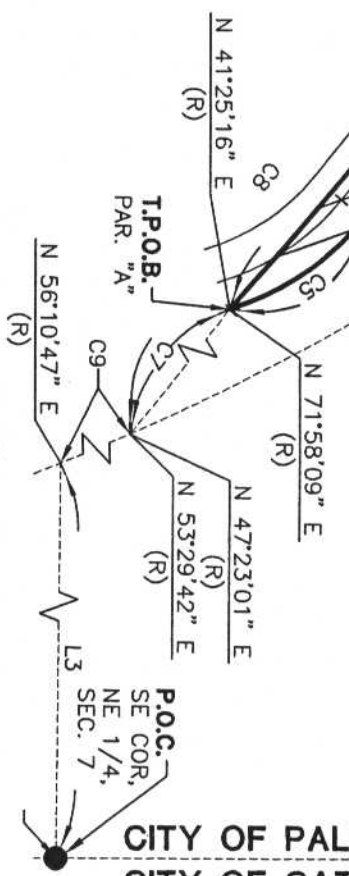
INST. NO. 427785
REC. 9-24-99, O.R.
PAR "A"

INST. NO. 65687
REC. 6-7-05, O.R.
R.S. 96/43-48



1" = 150'

CURVE DATA			
NO.	DELTA	RADIUS	TANGENT
C1	05°47'47"	283.00'	14.33'
C2	33°47'16"	150.00'	45.56'
C3	11°42'02"	223.00'	22.85'
C4	02°37'53"	1023.00'	23.49'
C5	33°16'46"	223.00'	66.65'
C6	05°52'22"	3840.00'	196.97'
C7	05°57'44"	3840.00'	199.98'
C8	11°50'07"	3840.00'	398.02'
C9	02°41'05"	40000.00'	937.32'



MSA CONSULTING, INC.

MAINIERO, SMITH & ASSOCIATES, INC.
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