



SUBMITTAL TO THE BOARD OF DIRECTORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

679



FROM: Regional Park & Open-Space District

SUBMITTAL DATE:
June 26, 2012

SUBJECT: Approval of Grant Deed for Lot Line Adjustment of District-owned Real Property located in City of Blythe; Resolution No. 2012-7 Notice of Intention to Transfer Fee Simple Interests in Real Property known as Quechan Park, located in the City of Blythe, County of Riverside, referenced below as Parcel "A" -District IV/IV

RECOMMENDED MOTION: That the Board of Directors:

1. Approves the attached Grant Deed and authorizes the Chairman to execute the Grant Deed and the Certificate of Acceptance of Grant Deed to finalize the Lot Line Adjustment of District-owned real property located in the City of Blythe; and
 2. Finds that the Lot Line Adjustment, ("Project"), is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15305; and
 3. Directs the Clerk of the Board to submit the executed Grant Deed and Certificate of Acceptance to the County Clerk-Recorder for recordation to consummate the Lot line Adjustment; and
- (continued on page 2)

BACKGROUND: (continued on page 2)

[Signature]
Scott Bangle, General Manager

2012-022D CQ

FINANCIAL DATA N/A	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	11/12

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

C.E.O. RECOMMENDATION: APPROVE
BY: *Alex Gann*
County Executive Office Signature Alex Gann

FORM APPROVED BY COUNTY COUNSEL
BY: *Synthia M. Gunzel* 7-11-12
DATE
Environmental Concurrence

Policy Policy
Consent Consent

MINUTES OF THE REGIONAL PARK AND OPEN SPACE DISTRICT

On motion of Commissioner Tavaglione, seconded by Commissioner Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 31, 2012
xc: Parks, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy DISTRICT

Prev. Agn. Ref.: ATTACHMENTS FILED WITH THE CLERK OF THE BOARD District: IV/IV Agenda Number: 13.2

Dep't Recomm. Per Exec. Ofc.:



SUBJECT: Approval of Grant Deed for Lot Line Adjustment of District-owned Real Property located in City of Blythe; Resolution No. 2012-7 Notice of Intention to Transfer Fee Simple Interests in Real Property known as Quechan Park, located in the City of Blythe, County of Riverside, referenced below as Parcel "A" -District IV/IV

RECOMMENDED MOTION:

4. Adopts Resolution No. 2012-7 Notice of Intention to Transfer Fee Simple Interests in Real Property known as Quechan Park, located in the City of Blythe, County of Riverside, referenced as Parcel "A" by Grant Deed to the City of Blythe; and
5. Directs the Clerk of the Board to give notice pursuant to Government Code Section 6061.

BACKGROUND: The Riverside County Regional Park and Open-Space District (District) had entered into an agreement with the Holt Group to process a lot line adjustment for District-owned real property with Assessor's Parcel Numbers 833-310-001, -002, -003, -004, -005, -006 and -007 located in the City of Blythe, State of California. The legal lots lines originally divided the real property with a north lot and a south lot. However, the west side includes a mobile home park known as the Blythe Marina Mobile Home Estates referenced as Parcel "B" and the east side is known as Quechan Park, referenced as Parcel "A" on attached legal description and plat map. This Lot Line Adjustment would modify the boundary line between the two legal parcels to align the legal lots consistent with these uses and does not create any new parcels.

The Lot Line Adjustment was submitted to the City of Blythe for review and approval. On March 15, 2012, the City of Blythe approved Lot Line Adjustment No. 2012-02 and was recorded on April 4, 2012 as Instrument No. 2012-0154427 of the Official Records in the County of Riverside. The final step to completing this Lot Line Adjustment is to have the Grant Deed approved and executed by the Board and recordation with the new legal descriptions thereof.

The District's desire to complete this Lot Line Adjustment was prompted by the reasons provided herein. On March 3, 2011, the Riverside County Regional Park & Open-Space District Advisory Commission approved the transfer of Quechan Park to the City of Blythe. In order to complete the transfer of the Quechan Park property to the City of Blythe (City), and the possible future sale of the Blythe Marina Mobile Estates, a Lot Line Adjustment (LLA) was necessary. Approving this Grant Deed will finalize the Lot Line Adjustment process and enable the District to move forward with its desired transactions.

The approval and execution of the Grant Deed to complete the Lot Line Adjustment has been reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15305 because the Project consists of minor alterations in land use limitations which does not result in any changes in land use or density. This Project is a minor lot line adjustment not resulting in creation of a new parcel and the uses will remain the same.



SUBJECT: Approval of Grant Deed for Lot Line Adjustment of District-owned Real Property located in City of Blythe; Resolution No. 2012-7 Notice of Intention to Transfer Fee Simple Interests in Real Property known as Quechan Park, located in the City of Blythe, County of Riverside, referenced below as Parcel "A" -District IV/IV

BACKGROUND: In contemplation of completion of the Lot Line Adjustment, the District desires that the Board adopt Resolution No. 2012-7 Notice of Intention to Transfer Fee Simple Interests in Real Property, known as Quechan Park, located in the City of Blythe, County of Riverside, referenced as Parcel "A", by Grant Deed to the City of Blythe. The District is authorized to exercise its powers to hold, use, or dispose of real property, in particular pursuant to the California Public Resources Code Section 5540, whereby the District may dispose of real property of every kind that has not been formally dedicated for park and open-space purposes and rights therein necessary to the full exercise of its powers. The District had acquired the entire property, including the property known as Quechan Park, from the County of Riverside by Quitclaim Deed. The District desires to transfer Quechan Park to the City because of the property being situated in the City of Blythe and the City's desire to manage and provide public property for its residents. The District anticipates bringing forth an authorization to transfer at a later date.

The Grant Deed for the Lot Line Adjustment and Resolution No. 2012-7 was approved as to form by County Counsel.



1 BOARD OF DIRECTORS

RIVERSIDE COUNTY REGIONAL
PARK AND OPEN-SPACE DISTRICT

2
3 RESOLUTION NO. 2012-7

4 NOTICE OF INTENTION TO TRANSFER FEE SIMPLE INTERESTS IN REAL PROPERTY
5 KNOWN AS QUECHAN PARK LOCATED IN THE CITY OF BLYTHE,
6 COUNTY OF RIVERSIDE, CALIFORNIA
7 REFERENCED AS PARCEL "A" BY GRANT DEED TO THE CITY OF BLYTHE

8 WHEREAS, on March 3, 2011, the Riverside County Regional Park & Open-Space
9 District Advisory Commission approved the transfer of Quechan Park to the City of Blythe;
10 and,

11 WHEREAS, the Riverside County Regional Park & Open-Space District, owner of certain real
12 property known as Quechan Park located in the City of Blythe, County of Riverside, State of California,
13 desires to transfer this real property to the City of Blythe; now, therefore,

14 BE IT RESOLVED, DETERMINED AND ORDERED and NOTICE IS HEREBY GIVEN by
15 the Board of Directors of the Riverside County Regional Park & Open-Space District, California, in
16 regular session assembled on 7/31/12, intends to convey on or after 8/28/12 to the
17 City of Blythe the following described real property: Certain real property located in the City of Blythe,
18 County of Riverside, State of California, identified by Parcel "A" by Grant Deed and, more particularly
19 described in Exhibit "B", Legal Description and as shown in Exhibit "D", attached hereto and thereby
20 made a part hereof. The terms and conditions of the proposed conveyance are as follows: The District
21 intends to enter into a Transfer Agreement with the City of Blythe that provides the terms and
22 conditions for such transfer, including rights in favor of the District to re-acquire Quechan Park and the
23 procedures for such re-acquisition. The District intends to return at a later date to request approval of
24 the transfer by the Board of Directors and the Transfer Agreement.

25 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board is directed to
give notice hereof as provided in Section 6061 of the Government Code.

ROLL CALL:

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA HARPER-JEM Clerk of said Board

By:  Deputy

07.31.12 13.2

FOR APPROVED COUNTY COUNSEL
BY:  7-11-12
CYNTHIA M. GUNZEL DATE



LOT LINE ADJUSTMENT NO. 2012-02

EXHIBIT "B "
LEGAL DESCRIPTIONS OF PARCELS AFTER ADJUSTMENT

OWNER(S)	PARCEL REFERENCE
RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT	PARCEL "A"
RIVERSIDE COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT	PARCEL "B"

LEGAL DESCRIPTIONS

PARCEL "A"

BEING PORTIONS OF PARCEL 1 AND PARCEL 3 AS DESCRIBED IN QUITCLAIM DEED RECORDED OCTOBER 5, 1998 AS INSTRUMENT NO. 430266, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THOSE PORTIONS OF GOVERNMENT LOTS 5 AND 6 IN FRACTIONAL SECTION 36, TOWNSHIP 6 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 28, 1874, TOGETHER WITH A PORTION OF THE ACCRETIONAL LANDS LYING SOUTHEASTERLY OF SAID GOVERNMENT LOTS 5 AND 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°54'50" EAST 162.02 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO A POINT LYING PARALLEL WITH AND 162.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE SOUTH 89°59'00" EAST 1382.07 FEET ALONG SAID PARALLEL LINE AND THE NORTH LINE OF SAID PARCEL 1 TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°59'00" EAST 1125.49 FEET TO A POINT ON THE MEANDER LINE OF THE WEST BANK OF THE COLORADO RIVER AS ESTABLISHED BY UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 28, 1874;



THENCE SOUTH 65°57' WEST (FORMERLY RECORDED SOUTH 66°00' WEST) 91.39 FEET ALONG SAID MEANDER LINE TO A POINT WHICH IS DISTANT 136.75 FEET WHEN MEASURED ALONG SAID LINE, FROM THE MOST SOUTHWESTERLY END OF THAT SEGMENT HAVING A BEARING OF NORTH 66°00' WEST, AND BEING 11.03 CHAINS IN LENGTH, AS SHOWN ON UNITED STATES GOVERNMENT PLAT OF SAID SURVEY OF 1874;

THENCE SOUTH 33°07'50" WEST 1620.44 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF CALIFORNIA STATE HIGHWAY ROUTE 64 (U.S. NO. 60), AS PER CALIFORNIA STATE HIGHWAY RIGHT OF WAY MAP XI-RIV-64-F, COLORADO RIVER BRIDGE PLANS;

THENCE NORTH 73°49'10" WEST 330.00 FEET ALONG SAID NORTHERLY LINE;

THENCE NORTH 59°35'10" WEST 203.35 FEET;

THENCE NORTH 73°49'10" WEST 279.09 FEET ALONG SAID NORTHERLY LINE;

THENCE NORTH 62°02' 38" WEST 303.33 FEET ALONG SAID NORTHERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1240.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 118.93 FEET THROUGH A CENTRAL ANGLE OF 5°29'43", A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS SOUTH 22°27'39" WEST;

THENCE NORTH 22°27'39" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET, A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS SOUTH 22°27'39" WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 75.84 FEET THROUGH A CENTRAL ANGLE OF 144°50'55" TO THE TO THE SOUTHERLY RIGHT OF WAY LINE OF B STREET (40.00 FEET IN WIDTH) AS SHOWN ON RIVERSIDE COUNTY MAP NO. 818-RR., ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 620.00 FEET, A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS NORTH 12°41'26" WEST;

THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING FOUR (4) COURSES:

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 349.62 FEET THROUGH A CENTRAL ANGLE OF 32°18'34";

THENCE NORTH 45°00'00" EAST 496.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 269.71 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 211.83 FEET THROUGH A CENTRAL ANGLE OF 45°00'00";



THENCE NORTH 90°00'00" EAST 107.50 FEET;

THENCE NORTH 00°00'00" EAST 219.94 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL CONDITIONS, RESERVATIONS, RIGHT OF WAY AND EASEMENTS OF RECORD, INCLUDING TAKING OF ACCESS RIGHTS BY THE STATE OF CALIFORNIA IN EMINENT DOMAIN PROCEEDINGS ENTITLED PEOPLE OF THE STATE OF CALIFORNIA, ETC VS. ANNE C. EVANS, AT EL., NO. 68131, FILED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE.

SAID DESCRIBED PARCEL CONTAINING 34.19 ACRES, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



PARCEL "B"

BEING PORTIONS OF PARCEL 1 AND PARCEL 3 AS DESCRIBED IN QUITCLAIM DEED RECORDED OCTOBER 5, 1998 AS INSTRUMENT NO. 430266, OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THOSE PORTIONS OF GOVERNMENT LOTS 5 AND 6 IN FRACTIONAL SECTION 36, TOWNSHIP 6 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 28, 1874, TOGETHER WITH A PORTION OF THE ACCRETIONAL LANDS LYING SOUTHEASTERLY OF SAID GOVERNMENT LOTS 5 AND 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°54'50" EAST 162.02 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO A POINT LYING PARALLEL WITH AND 162.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°59'00" EAST 1382.07 FEET ALONG SAID PARALLEL LINE AND THE NORTH LINE OF SAID PARCEL 1;

THENCE SOUTH 00°00'00" WEST 219.94 FEET TO THE TO THE TO THE SOUTHERLY RIGHT OF WAY LINE OF B STREET (40.00 FEET IN WIDTH) AS SHOWN ON RIVERSIDE COUNTY MAP NO. 818-RR, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING FOUR (4) COURSES:

THENCE SOUTH 90°00'00" WEST 107.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 269.71 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 211.83 FEET THROUGH A CENTRAL ANGLE OF 45°00'00";

THENCE SOUTH 45°00'00" WEST 496.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 620.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 349.62 FEET THROUGH A CENTRAL ANGLE OF 32°18'34" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 30.00 FEET, A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS NORTH 12°41'26" WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 75.84 FEET THROUGH A CENTRAL ANGLE OF 144°50'55";



THENCE SOUTH 22°27'39" WEST 60.00 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF CALIFORNIA STATE HIGHWAY ROUTE 64 (U.S. NO. 60), AS PER CALIFORNIA STATE HIGHWAY RIGHT OF WAY MAP XI-RIV-64-F, COLORADO RIVER BRIDGE PLANS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1240.00 FEET, A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS SOUTH 22°27'39" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 135.92 FEET THROUGH A CENTRAL ANGLE OF 6°16'49";

THENCE NORTH 73°49'10" WEST 180.00 FEET ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF CALIFORNIA STATE HIGHWAY ROUTE 64;

THENCE NORTH 01°40'25" WEST 63.82 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE EASTERLY END OF THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1230.00 FEET, A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS SOUTH 12°42'42" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 89.22 FEET THROUGH A CENTRAL ANGLE OF 04°09'21", A LINE RADIAL FROM SAID CURVE AT SAID POINT BEARS SOUTH 08°33'21" WEST, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00°54'50" WEST 754.21 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL CONDITIONS, RESERVATIONS, RIGHT OF WAY AND EASEMENTS OF RECORD, INCLUDING TAKING OF ACCESS RIGHTS BY THE STATE OF CALIFORNIA IN EMINENT DOMAIN PROCEEDINGS ENTITLED PEOPLE OF THE STATE OF CALIFORNIA, ETC VS. ANNE C. EVANS, AT EL., NO. 68131, FILED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF RIVERSIDE.

SAID DESCRIBED PARCEL CONTAINING 18.96 ACRES, MORE OR LESS.

FOR GRAPHICAL PURPOSES SEE EXHIBIT "D" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under the supervision of


Robert K Holt, RCE 27943

Expires 3/31/2012

The Holt Group, Inc

201 E Hobsonway

Blythe, CA 92225

(760) 922-4658

C:\Blythe\431.007-Quechan Park\LLA\13.007 LLA EXHIBIT A & B.docx

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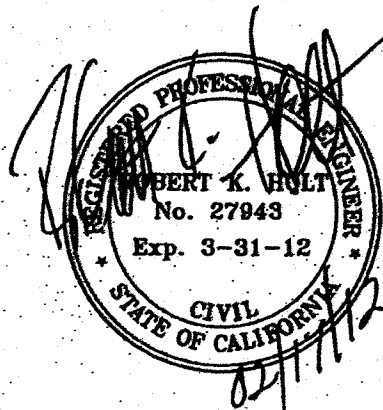
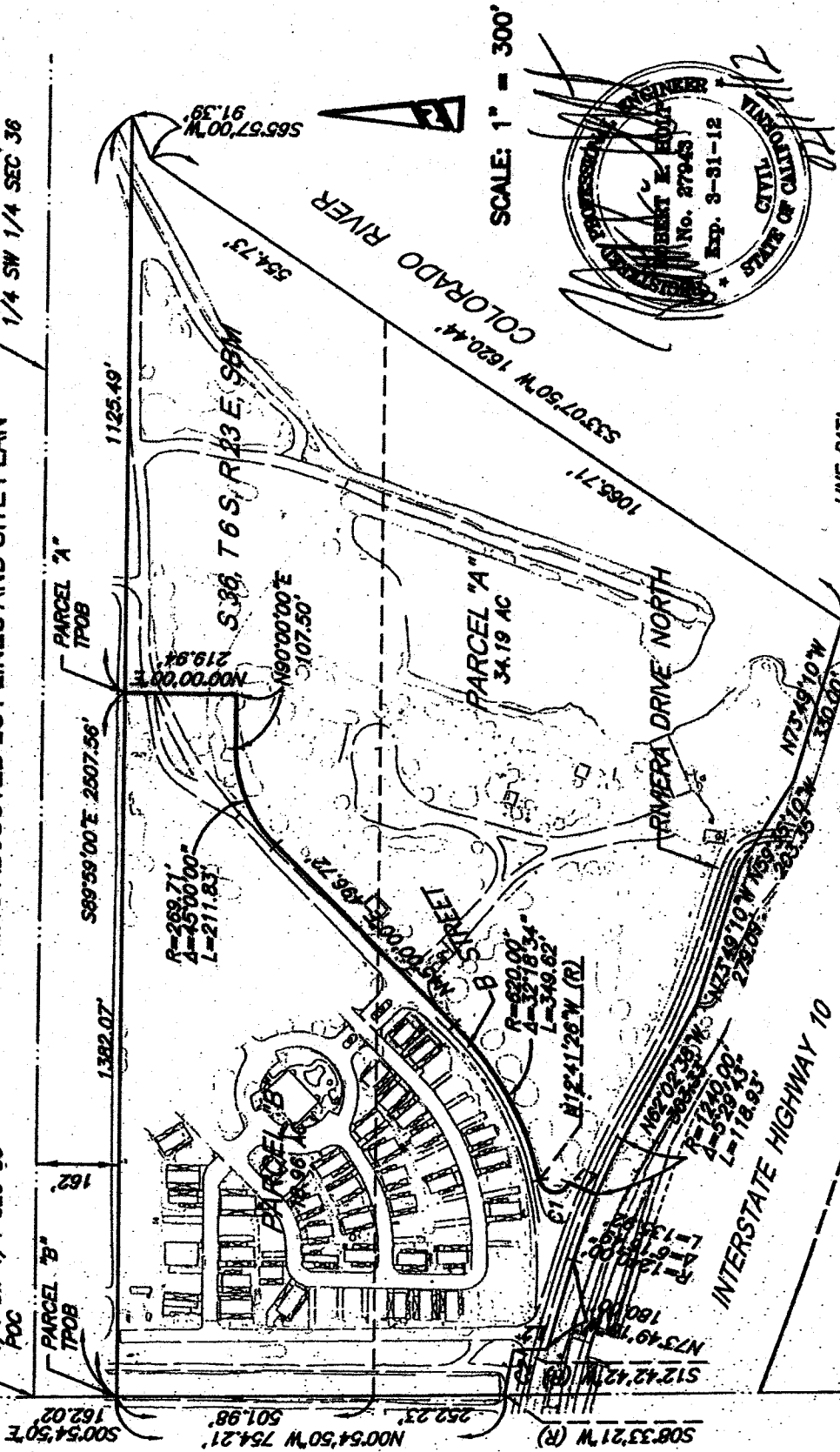




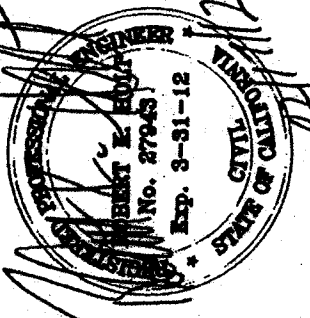
EXHIBIT "D"
 MAP SHOWING ADJUSTED LOT LINES AND SITE PLAN

NW COR OF S 1/2 NW
 1/4 SW 1/4 SEC 36
 POC

NELY LINE OF S 1/2 NW
 1/4 SW 1/4 SEC 36



SCALE: 1" = 300'



LINE DATA

NO.	BEARING	DISTANCE
L1	N22°27'39"E(R)	60.00'
L2	N01°40'25"W	63.82'

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	30.00'	144°30'55"	75.84'
C2	1230.00'	04°09'21"	89.21'

LEGEND:
 ——— NEW LOT LINE
 - - - - EXISTING LOT LINE TO REMAIN
 - - - - EXISTING LOT LINE TO BE DELETED

THG # 413.007
 DATE: 02/16/2012

The Holt Group, Inc.
 ENGINEERING PLANNING SURVEYING
 201 E. Hobsonway, Blythe, CA. 92225
 Phone: (760) 922-4668 Fax: (760) 922-4660
 1601 N. Imperial Ave., El Centro, CA. 92243
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