

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



431

FROM: Redevelopment Agency

SUBMITTAL DATE:
October 5, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-43, Notice of Intent to Purchase Real Property in the Community of Thousand Palms.

RECOMMENDED MOTION: That the Board of Directors:

- (1) Approve attached Resolution Number 2004-43, Notice of Intention to Purchase Real Property in the community of Thousand Palms; and
- (2) Direct the Executive Director of the Redevelopment Agency to prepare and bring back for approval a purchase agreement between the County of Riverside and the affected property owner; and
- (3) Direct the Clerk of the Board to advertise the Notice of the proposed purchase of real property pursuant to Government Code Section 6063.

BACKGROUND: The community of Thousand Palms has grown to a point where the existing Fire Station is unable to adequately serve the needs of the local area. Further, the current location causes delays in accessing speedy response routes. In addition to the Fire Station, a portion of this property is to be dedicated to future public facilities needs. (Continued on next page.)

Bradley J. Hudson

BJH:RZ:JFM:IO

S:\RealProperty\Real Property\DIST4\04-4-052.f11.doc

Bradley J. Hudson
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,000,000.00 plus escrow fees	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

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

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *Rhonda King*

- Policy
- Policy
- Consent
- Consent

Dept. Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: **District: 4** **Agenda Number:**

4.5

Reviewed by
CIP TEAM
Randy M. Chastanos

Departmental Concurrence

Background (continued)

The Redevelopment Agency and Supervisor Wilson have identified the subject property as the best location for the construction of these needed facilities.

Staff recommends the adoption of RDA Resolution No. 2004-43, and approval of the Acquisition Agreement.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entity shall make every reasonable effort to acquire expeditiously real property by negotiation.

Financial Data:

The approval of the Acquisition Agreement will require the expenditure of \$1,000,000.00, plus escrow fees from funds budgeted for this project.

**RDA RESOLUTION NO. 2004-43
NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THOUSAND PALMS
(Fourth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment Agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the provisions of the Community Redevelopment Law which is Part 1 of Division 24 of the California Health and Safety Code (commencing with Section 33000 et seq.); and

WHEREAS, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Countries, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 1986 Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Agency has negotiated a purchase price of \$1,000,000.00 for Assessor Parcel Number 650-331-029, more particularly described in Exhibit "A", attached hereto; and

WHEREAS, the purchase of this property will acquire land needed for the construction of a replacement Fire Station Facility. In addition, a portion of this property is to be dedicated to future public facilities needs.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, in regular session assembled on October 19, 2004, as follows:

NOTICE IS HEREBY GIVEN that it is the intention of the Board of Directors to purchase said real property pursuant to the provisions of Section 25350 of the Government Code

1 upon the following term and conditions:

2 1. The nature of the property to be purchased is vacant land, totaling
3 approximately 3.39 acres, and located in the unincorporated community of Thousand
4 Palms, County of Riverside, State of California.

5 2. The seller of the subject property is JDG Properties, A California General
6 Partnership.

7 3. The purchase price of the property is \$1,000,000.00, plus all normal
8 escrow fees.

9 4. The agreement to purchase the property shall be considered by the Board
10 of Directors on November 16, 2004, in the meeting room of the Board of Directors, County
11 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
12 or as soon thereafter as the agenda of the Board permits.

13 IT IS FURTHER RESOLVED that notice of this purchase shall be given pursuant
14 to Section 6063 of the Government Code.

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FORM APPROVED
COUNTY COUNSEL

OCT 05 2004

BY 
ASSISTANT COUNTY COUNSEL

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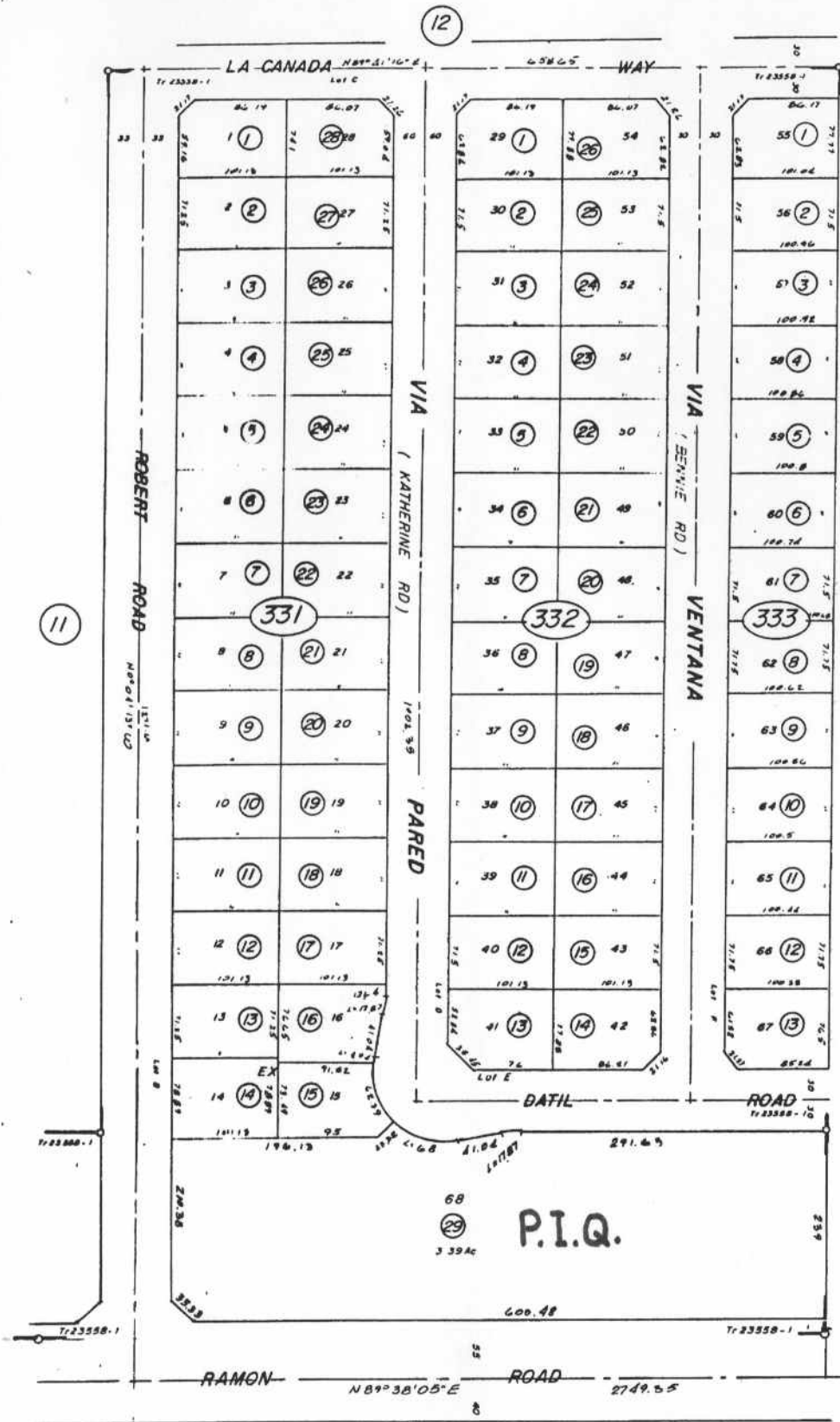
ASSESSOR'S MAP BK.650 PG.33
RIVERSIDE COUNTY, CALIF

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

W1/2SW1/4SE1/2SEC.18T.4S.R6E.

TR. A. 061-148

650-33
650-12



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653
02

EXHIBIT A

1"=100'

M. B. 234/70-75 Tract No. 23558-1
OCT. '91