

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

808



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 27, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-41, Authorization to Purchase Real Property in the Community of Thousand Palms.

RECOMMENDED MOTION: That the Board of Directors:

- (1) Adopt RDA Resolution No. 2004-41, Authorization to Purchase Real Property in Thousand Palms for a Fire Station;
- (2) Approve the Acquisition Agreement to purchase Assessor Parcel Number 650-331-029, as authorized in the resolution;
- (3) Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
- (4) Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related escrow documents to complete this transaction.

Departmental Concurrence

BACKGROUND: The community of Thousand Palms has expanded to a point where the existing Fire Station is unable to adequately serve the needs of the local area. Further, the current location presents delays in accessing speedy response routes. (continued on next page)

Bradley J. Hudson

Bradley J. Hudson
Executive Director

BJH:RZ:JFD:io
S:\RealProperty\Real Property\DIST4\04-4-051.f11.doc

| | | | | |
|-----------------------|--------------------------------------|-------------------------------------|--------------------------------|-------|
| 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*

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

Prev. Agn. Ref.: 10/19/04, 4.5 **District:** 4 **Agenda Number:**

4.2

Background (continued)

In addition to the Fire Station, a portion of this property is to be dedicated to future public facilities needs. The Redevelopment Agency, CDF, 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. 2004-41, and approval of the Acquisition Agreement.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the 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".

2 **RDA RESOLUTION NO. 2004-41**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THOUSAND PALMS**
4 **(Fourth Supervisorial District)**

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

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

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

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

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

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

25 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
26 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
27 California, in regular session assembled on November 16, 2004, as follows:

- 28 1. That the Board of Directors hereby finds and declares that the above
recitals are true and correct.

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2. That the Redevelopment Agency for the County of Riverside is authorized to purchase real property in Thousand Palms.

3. That the Chairman of the Board of Directors is hereby authorized to execute any and all documents necessary to purchase the real property from JDG Properties, A California General Partnership.

4. That the Executive Director of the Redevelopment Agency is hereby authorized to take the necessary actions and execute any related documents to complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

OCT 05 2004

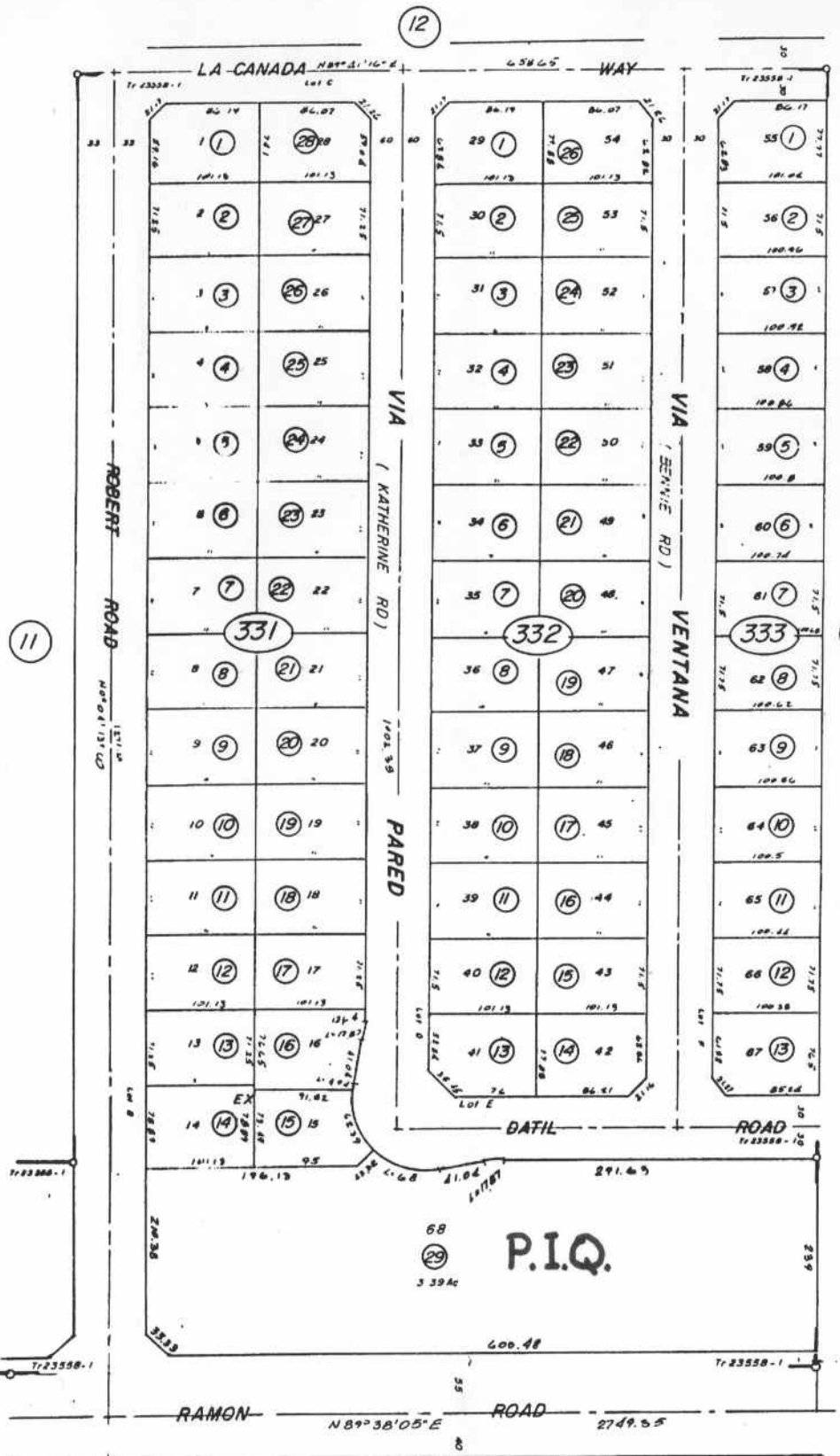
BY 
ASSISTANT COUNTY COUNSEL

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

W/1/2SW 1/4SE 1/2SEC 18 T. 4S. R. 6E.

T.R.A. 061-148

650-33
650-12



ASSESSOR'S MAP BK650 PG 33
RIVERSIDE COUNTY, CALIF

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

EXHIBIT A

1"=100'

653
02