

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

935



FROM: Economic Development Agency

SUBMITTAL DATE:
October 3, 2006

SUBJECT: Resolution No. 2006-390, Authorization to Sell Real Property to Chuckawalla Valley Associates, LLC, a California Limited Liability Company by the Redevelopment Agency/Fourth Supervisorial District

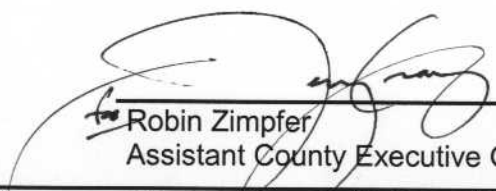
RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a joint public hearing with the Redevelopment Agency for the County of Riverside in accordance with Health and Safety Code Section 33431 and 33433; and
2. Adopt Resolution No. 2006-390 which authorizes the Agency to convey real property commonly known as the Desert Center Airport.

BACKGROUND: The Redevelopment Agency for the County of Riverside owns approximately 1,126 acres of property commonly known as the Desert Center Airport near the community of Desert Center, also known as Assessor's Parcel Numbers 811-122-006, 811-122-009, 811-130-010, 811-142-015, 811-142-016, 811-150-002, 811-150-004, 811-170-012 and 811-190-025.
(Continued on Page 2)

COUNTY COUNSEL
 OCT 18 2006
 Departmental Concurrence

RZ:JC:DL:TE:RF:HO:JMP:ss
 S:\RealProperty\Real Property\DIST4\06-4-136.f11.doc


 Robin Zimpfer
 Assistant County Executive Officer/EDA


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

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

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



- Policy
- Consent
- Policy
- Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 2/7/06, 4.1 **District:** 4 **Agenda Number:**

9 1

BACKGROUND (continued):

The Redevelopment Agency acquired the property from the County of Riverside on February 7, 2006. The County acquired the property by Quitclaim Deed in approximately 1965 from the United States of America, acting through the General Services Administration. The County received a Letter of Intent to Release Airport Property on March 27, 2003, from the Federal Aviation Administration. The Riverside County Economic Development Agency (EDA) marketed the property from that date until December 31, 2005, utilizing a number of tools, including signs, direct mail, Internet advertisement and extensive coverage on regional television and radio networks. Through these efforts, broad exposure to the marketplace was achieved, and a number of purchase offers were received ranging in value from \$400,000 to \$1,375,000. Only two of these offers exceeded \$1,000,000.

On May 24, 2005, Item No. 3.8, the Board of Supervisors authorized EDA to enter escrow with Metroplex One, LLC, subject to an appraisal of the property. The appraisal was obtained, and escrow entered at a price of \$1,437,000. The escrow did not close because of the purchaser's inability to complete financing arrangements for all cash sale. Since the escrow was unable to close, the County chose to transfer the Airport to the Agency so that the Agency could facilitate sale and redevelopment of the Airport. Since that time, a number of offers have been received and evaluated in terms of purchaser's experience, knowledge of the area, contingencies, plans for future development and net proceeds to the Agency.

The Redevelopment Agency has negotiated to sell the 1,126 acres to Chuckawalla Valley Associates, LLC, in the amount of \$1,437,000, per Health and Safety Code Sections 33431 and 33433. The sale of the property will contribute to the achievement of the Desert Center Airport Redevelopment Plan objectives, and staff recommends approval.

Staff has advertised the public hearing and given notice of its intention to sell subject property in accordance with Section 6063 of the Government Code. A copy of the proof of publication is attached.

Chuckawalla Valley Associates, LLC shall be responsible for complying with all CEQA requirements prior to development of the property.

**RESOLUTION NO. 2006-390
AUTHORIZATION TO SELL REAL PROPERTY BY THE
REDEVELOPMENT AGENCY TO CHUCKAWALLA VALLEY
ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(Fourth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside hereinafter "Agency" owns 1,126 acres of surplus property in the Desert Center area of the County known as Assessor's Parcel Numbers 811-122-006, 811-122-009, 811-130-010, 811-142-015, 811-142-016, 811-150-002, 811-150-004, 811-170-012 and 811-190-025, more particularly described in Exhibit "A," attached hereto; and

WHEREAS, Agency now desires to sell approximately 1,126 acres of property to accomplish the objectives of the Redevelopment Plan, for the amount of \$1,437,000 to Chuckawalla Valley Associates, LLC, a California limited liability company, hereinafter "Purchaser;" and

WHEREAS, the sale of this land with development by the Purchaser will assist in the elimination of blight, and is consistent with the implementation plan which was adopted pursuant to Section 33490 of the Health and Safety Code by the Agency; and

WHEREAS, the consideration is not less than the fair market value at its highest and best use in accordance with the plan; and

WHEREAS, notice of this proposed sale has been published pursuant to Section 6063 of the Government Code.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by a four-fifths vote of the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on October 24, 2006, that the sale of real property known as Assessor's Parcel Numbers 811-122-006, 811-122-009, 811-130-010, 811-142-015, 811-142-016, 811-150-002, 811-150-004, 811-170-012 and 811-190-025, located in the Desert Center area of the County to Chuckawalla Valley Associates, LLC, for a purchase price of \$1,437,000, is hereby approved.

BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County

1 Executive Officer/EDA, or designee, is hereby authorized to take the necessary actions
2 and execute any related documents to complete this transaction.

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FORM APPROVED
COUNTY COUNSEL

OCT 18 2006

[Handwritten Signature]

EXHIBIT A

DESERT COMMUNITIES PROJECT AREA Airports Section Desert Center Airport Subsection

AREA DESCRIPTION

The Desert Center Airport (1,126 acres) is located in a remote and sparsely populated portion of the County. Desert Center is situated approximately midway between Indio and Blythe and is near the community of Lake Tamarisk. The airport facilities are limited to runway, taxiway and two small airport buildings which are unmanned at this time.

PROJECT OBJECTIVES

The objective of this redevelopment effort is to eliminate existing conditions of blight by providing needed public improvements where appropriate; by encouraging rehabilitation and repair of deteriorated structures; by facilitating commercial and industrial development; and by promoting development in accordance with the Riverside County Comprehensive General Plan and applicable Airport Land Use Plans.

REDEVELOPMENT POTENTIAL

The Agency could assist with the provision of needed public improvements and provide financial incentives for the improvement of privately held dilapidated properties. Agency development inducements could stimulate commercial and industrial investments in the project area, if appropriate. Housing set-aside funds could be used to rehabilitate housing around the project site or in other areas of the County.

EXHIBIT "A"

THOSE PORTIONS OF SECTIONS 5, 8, 9, 16 AND 17, T5S., R16E., S.B.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 9 FROM WHENCE THE SOUTHEAST CORNER THEREOF BEARS S. $0^{\circ} 48' 32''$ E. A DISTANCE OF 1912.21 FEET; THENCE S. $63^{\circ} 53' 19''$ W. AND PASSING THROUGH A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 7476.86 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17 FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTH HALF BEARS N. $89^{\circ} 47' 10''$ E. A DISTANCE OF 1447.37 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE NORTH HALF AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, AND THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 8, AND THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TO THE SOUTHEASTERLY LINE OF THE DESERT CENTER - RICE ROAD AS SHOWN ON MAP ON FILE IN RECORD OF SURVEY BOOK 12, PAGE 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE TO A LINE PARALLEL WITH AND 100 FEET EASTERLY, MEASURED AT A RIGHT ANGLE, FROM SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE SOUTHERLY ALONG SAID PARALLEL LINE AND ALONG A LINE PARALLEL WITH AND 100 FEET EASTERLY OF THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8, TO THE SOUTH LINE OF SAID NORTH HALF; THENCE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 9 TO THE EAST LINE THEREOF; THENCE SOUTHERLY ALONG SAID EASEMENT LINE TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROAD PURPOSES AFFECTING TRACT NO. 35, AS RECORDED ON MARCH 5, 1946 IN BOOK NO. 730, AT PAGE NO. 547, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL 3:

AN EASEMENT OF POLE LINE PURPOSES AFFECTING TRACT NO. 37, AS RECORDED ON MARCH 5, 1946, IN BOOK NO. 715, AT PAGE NO. 556, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL 4:

THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 9, T5S., R16E., S.B.M. ALSO THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 4, SAID TOWNSHIP AND RANGE; ALSO THE EASTERLY RECTANGULAR 1100 FEET OF THE N $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 8, SAID TOWNSHIP AND RANGE; ALSO THE EASTERLY RECTANGULAR 1100 FEET OF THE SE $\frac{1}{4}$ OF SECTION 5, SAID TOWNSHIP AND RANGE, EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE N $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$, ALSO EXCEPTING THEREFROM THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$ OF SECTION 5.

PARCEL 5:

THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 9, T5S., R16E., S.B.M.

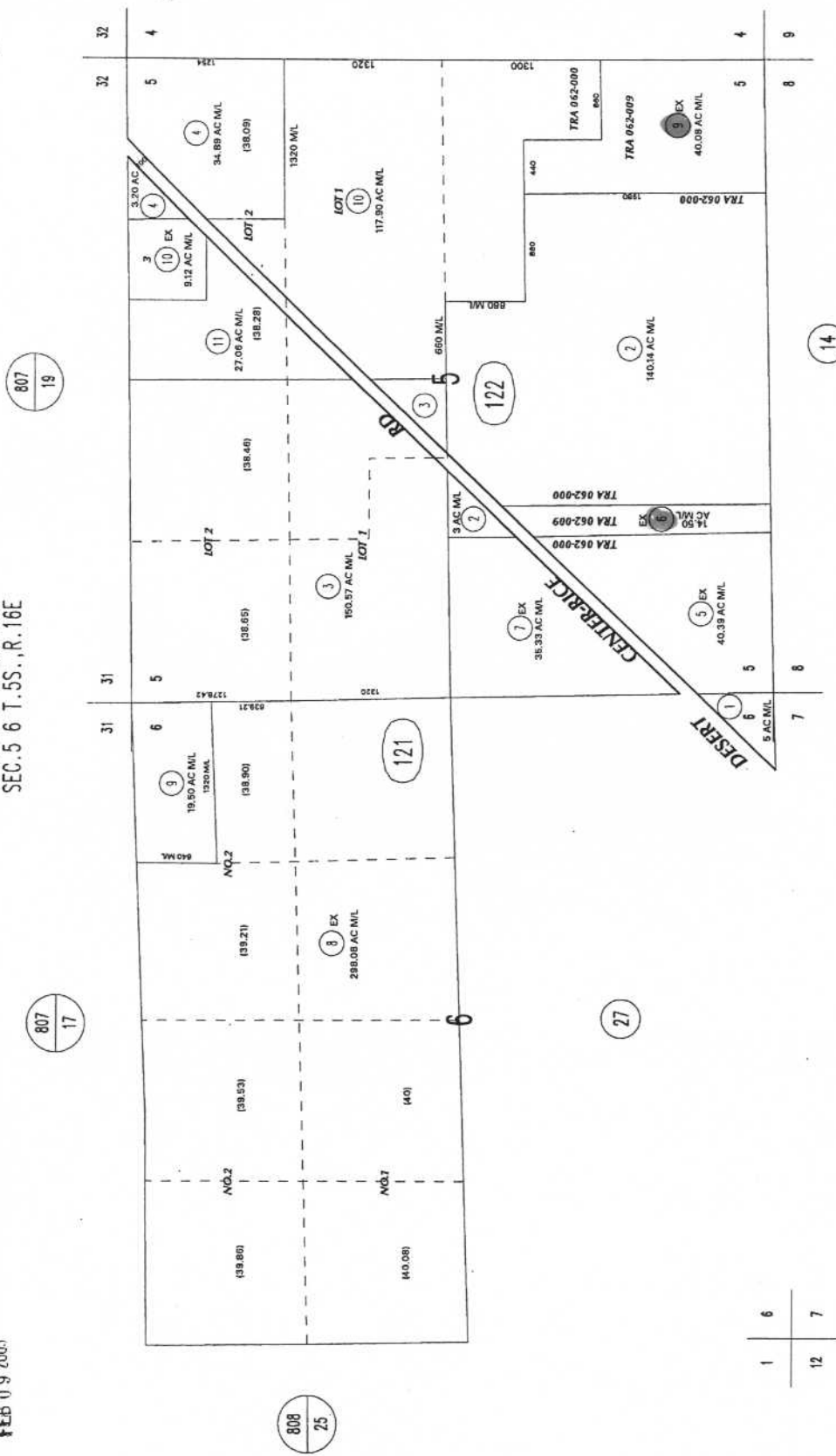
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 09 2005

POR. SE 36 T. 4S., R. 15E
 SEC. 31 T. 4S., R. 16E
 SEC. 5 6 T. 5S., R. 16E

T.R.A. 062-000
 807-37 062-009

811-12
 807-37



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MAR 02 2005

DATE	NO. NUMBER	REV. NUMBER
2/1/02	11-1	PS-27
2/2/04	11-5	8-4
2/2/04	11-4	1P-11
2/2/04	11-7	1D

Feb 2005

DATE: 05-12-01, 7/24-30
 SUPPLEMENTAL C.L.O. 7-4-97

ASSESSOR'S MAP BK811 PG. 12
 Riverside County, Calif.

ADP

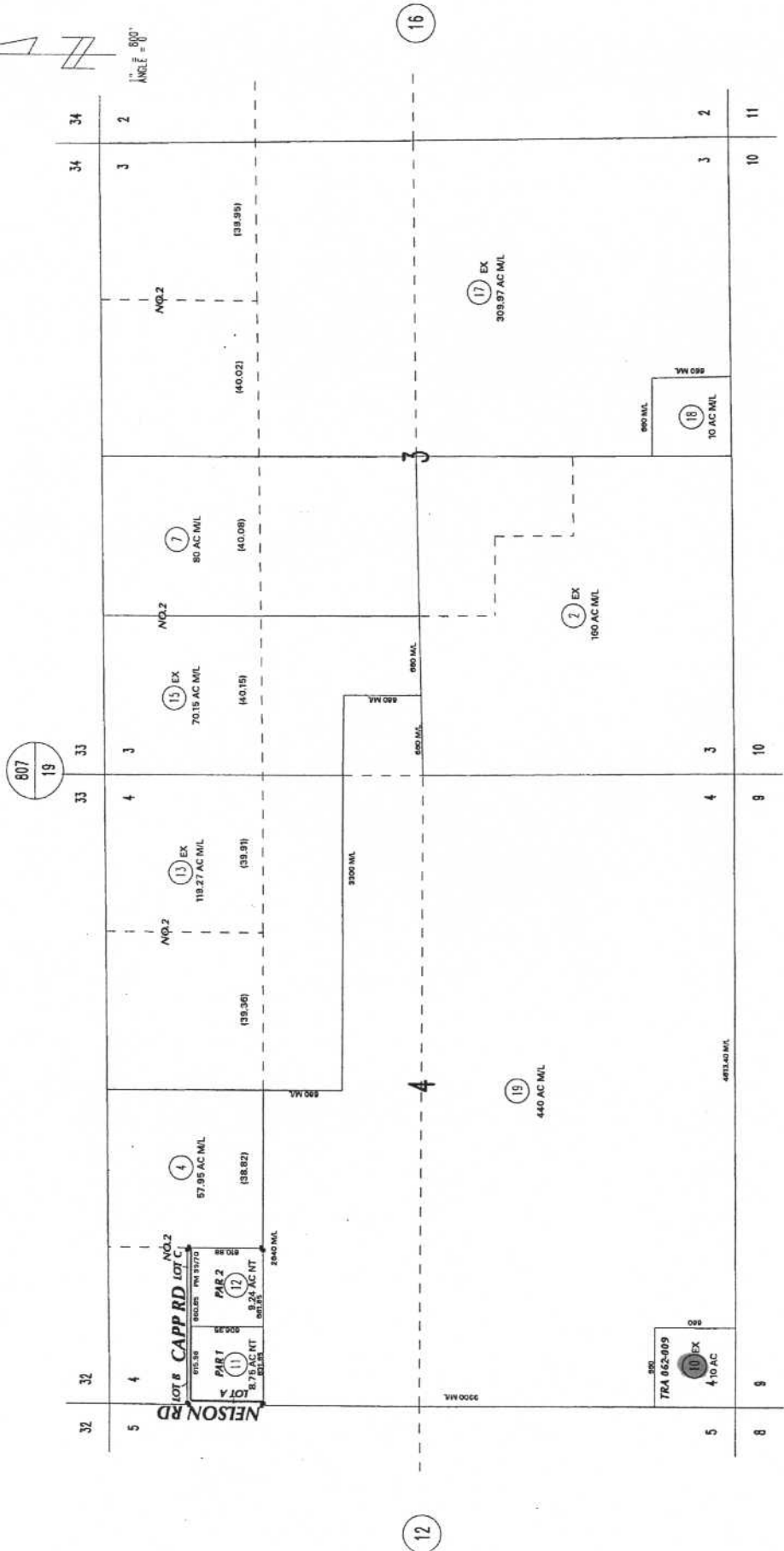
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SEP 15 2005

POR. SEC 32 T.4S., R.16E
SEC. 3 4 T.5S., R.16E

T. R. A. 062-000
062-009

811-13
807-33



MAR 0 2 2005

DATE	FILE NUMBER	MAP NUMBER
12/24	1	1-1
12/27	2	1-1.1
12/28	3	1-1.1.1
12/28	4	1-1.1.1.1
12/28	5	1-1.1.1.1.1
12/28	6	1-1.1.1.1.1.1
12/28	7	1-1.1.1.1.1.1.1
12/28	8	1-1.1.1.1.1.1.1.1
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Feb 2005

ASSESSOR'S MAP 06811 PG. 13
Riverside County, Calif.

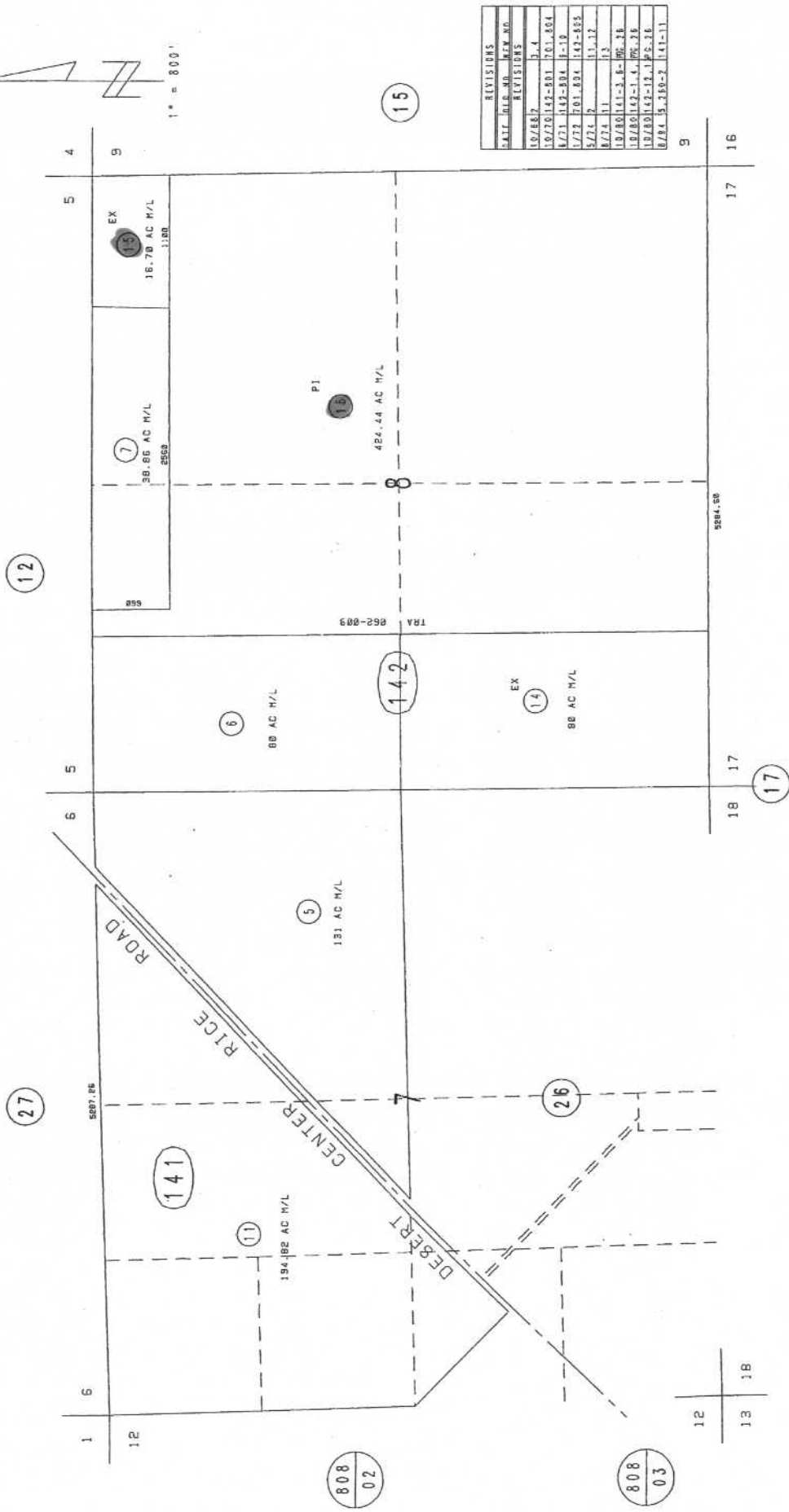
AGG

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SEC 7 8 T5S,R16E

T.R.A. 062-000
062-009

811-14
807-38



REVISIONS	
DATE	DESCRIPTION
10/28/07	3, 4
10/20/142-801	701, 884
4/7/11	142-884, 1-12
5/7/12	01, 884, 142-885
8/7/14	11, 13
10/18/01	141-3, 6-10, 28
10/18/01	142-1, 4, 10, 28
10/18/01	142-12, 14, 25, 26
8/8/14	5, 250-2, 141-11

DATA: BS 12/01

ASSESSOR'S MAP BK. 811 PG. 14
Riverside County, Calif. *R.A.*

NOV 1966
REV. AUG 1994
AUG 24 1994

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FEB 19 2005

SEC. 10 9 T. 5S., R. 16E

T. R. A. 062-000
807-40

811-15

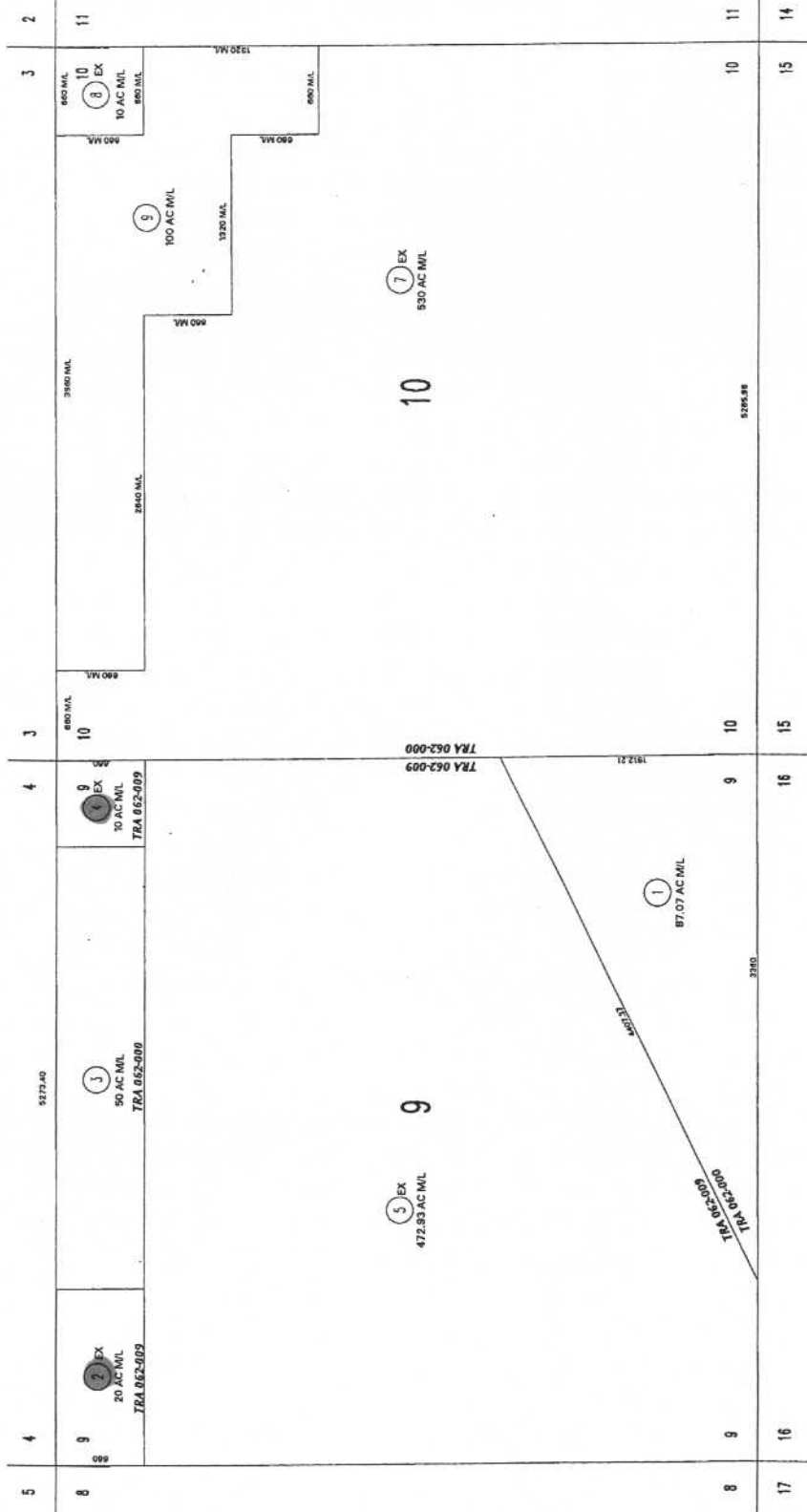
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472.83 AC MIL



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DATA: RS 03/76

ASSESSOR'S MAP 8X811 PG. 15
Riverside County, Calif.

ADP

Feb 2005

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DATE	OLD NUMBER	NEW NUMBER
2/2/05	815	1
	816	2-3

