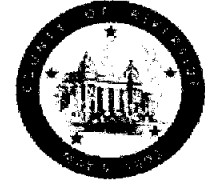


**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

414



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 7, 2008

SUBJECT: RDA Resolution Number 2008-011, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 757-052-001 thru 757-052-005 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-011, Notice of Intent to Purchase Real Property in the Desert Communities Project Area, within the unincorporated community of Thermal, County of Riverside;
2. Authorize the Clerk of the Board to give notice of this proposed purchase of real property pursuant to Health and Safety Code Section 33397 and Government Code 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval a Purchase Agreement between the Redevelopment Agency and the affected property owner.

BACKGROUND: Agency staff has successfully negotiated the acquisition of properties identified as Assessor's Parcel Numbers 757-052-001 thru 757-052-005 with Desert Alliance for Community Empowerment for a purchase price of \$290,000 plus escrow fees and miscellaneous costs associated with the acquisition. The negotiated price is consistent with current property values in the Thermal area based on an independent fee appraisal report.
(continued on page 2)

Sena Chen
 Reviewed by
CIP TEAM
 Sargent, Chew
 Departmental Concurrence
 DATE 3/12/08
 BY MICHELLE CLACK
 FORM APPROVED COUNTY COUNSEL
 P oil
 oil
 Consent
 Consent
 Per Exec. Ofc.:
 Dept't
 Recomm.:

Robin Zimpfer

 Robin Zimpfer
 Executive Director

RZ:DL:TE:JMP:DSC:TK:kh

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal
 Revitalization\Agreements\Date Form 11 Resolution\RDA F11NOI 3-4-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$290,000 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:	2007/2008

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

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

C.E.O. RECOMMENDATION: APPROVE

BY *Jennifer L. Sargent*

 Jennifer L. Sargent

County Executive Office Signature

The property is located in the Desert Communities Project Area. A portion of this property will be used to complete the Thermal Street Improvement Project which the Agency is preparing to implement in the vicinity of Main Street and Date Street in Thermal. This project will assist in improving roads currently in poor condition and enhance the safety, function, and appearance of the community of Thermal and ultimately enhance the economic viability of the Project Area. The remainder of the property will be held for future redevelopment efforts in the Project Area. The Thermal Street Improvement Project is still in the planning stages. Once the full scope has been determined, staff will return to the Board for approval-in-concept including the environmental assessment.

It is recommended that the Board of Directors adopt RDA Resolution No. 2008-011, giving notice of the Agency's intent to purchase the property.

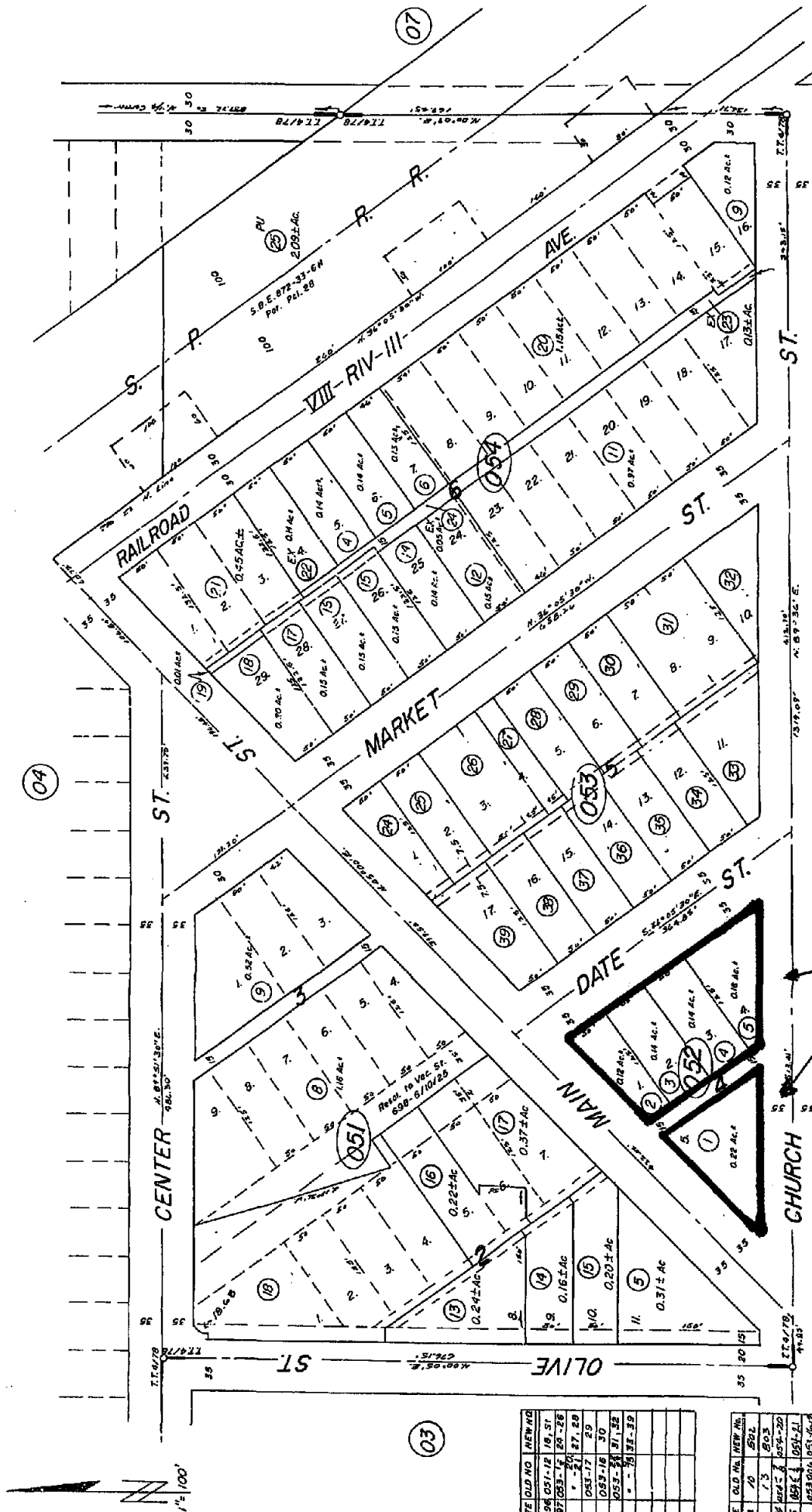
EXHIBIT "A"

LOTS 1, 2, 3, 4 AND 5, BLOCK 4, OF THERMAL TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 78, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

757-05

T. C. A. 5850

S₂NE₄NW₄ SEC. 22, T. 6S, R. 8E.



DATE	OLD NO	NEW NO
8-56	051-12	19, 21
12-97	053-17	23, 26
"	"	27, 28
"	053-17	29
"	053-16	30
"	053-16	31, 32
"	"	33, 33

DATE	OLD NO	NEW NO
2-68	40	59, 62
2-68	1-3	60, 63
11-74	104-2	60, 62
1-75	051-1	051-21
10-77	053-4	18
11-77	052-10	11
5-78	053-7	19
5-78	053-18	20, 21
5-78	053-19	22, 23
9-78	051-1	12-18
"	051-6, 11	16-17

Thermal Townsite - M.B. 4/78 - Subdivision NW 1/4 Sec. 22.
 DATA: R.S. 11/31, M.B. 4/78, B of L.M. - Topo. IC-2N-2391, S.E. 872-33-5, Por. P. 01, 28;
 State Hwy VIII-RIV-III R/W; Co. Rd. Maps.

JAN 19 1998

ASSESSOR'S MAP BK 757 PG. 05
 RIVERSIDE COUNTY, CALIF.

SUBJECT PROPERTY

FEBRUARY 1967

Exhibit "A"

2 **RDA RESOLUTION NO. 2008-011**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
4 **IN THE DESERT COMMUNITIES PROJECT AREA**
5 **(Fourth Supervisorial District)**
6 **APN: 757-052-001 thru 757-052-005**

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

12 **WHEREAS**, on December 23, 1986, the Riverside County Board of Supervisors
13 adopted Ordinance No. 638 approving the redevelopment plan for Redevelopment
14 Project Area 4-1986 which included territory in the community of Thermal; and

15 **WHEREAS**, on July 20, 1999, the Riverside County Boards of Supervisors
16 adopted Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan,"
17 for the Desert Communities Project Area, hereinafter the "Project Area," which amended
18 and merged several redevelopment project areas in the desert area including Project
19 Area 4-1986; and

20 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
21 Agency began receiving tax increment from the Project Area in January 1988, and
22 continues to receive annual tax increment revenue; and

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

26 **WHEREAS**, the Agency has identified five parcels as preferred properties to
27 acquire to facilitate the implementation of the redevelopment plan and will be used for
28 redevelopment purposes within the Project Area; and

WHEREAS, the Agency will use a portion of the property to complete the

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE 2/12/08

1 Thermal Street Improvement Project, hereinafter the "Proposed Project," which the
2 Agency is preparing to implement in Thermal in the vicinity of Main Street and Date
3 Street; and

4 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
5 negotiated a purchase price of \$290,000 for Assessor's Parcel Numbers 757-052-001
6 thru 757-052-005, hereinafter the "Property," more particularly described as Lot 1,2,3,4,
7 and 5, Block 4, of Thermal Townsite, in the County of Riverside, State of California as
8 per map recorded in Book 4, page 78 of maps, in the office of the County Recorder of
9 said County; and

10 **WHEREAS**, the Property is within the Project Area; and

11 **WHEREAS**, the Proposed Project will assist in the implementation of the Plan for
12 the Project Area; and

13 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
14 Agency understands and agrees to fully comply with the California Environmental
15 Quality Act.

16 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
17 the Redevelopment Agency for the County of Riverside, State of California, that certain
18 real property located within the County of Riverside, State of California, described as
19 Lots 1,2,3,4, and 5, Block 4, of Thermal Townsite, in the County of Riverside, State of
20 California as per map recorded in Book 4, page 78 of maps, in the office of the County
21 recorder of said County is desired by Agency for redevelopment purposes and NOTICE
22 IS HEREBY GIVEN that it is the intention of the Board of Directors to purchase said real
23 property pursuant to the provisions of Section 33391 of the Health and Safety Code
24 upon the following term and conditions:

25 1. The nature of the property to be purchased consists of approximately
26 33,977 sq. ft. or 0.78± acres of vacant land, located in the unincorporated area of
27 Thermal, County of Riverside, State of California.

28 2. The seller of the subject property is Desert Alliance for Community

1 Empowerment.

2 3. The purchase price of the property is **\$290,000**.

3 4. The agreement to purchase the property shall be considered by the Board
4 of Directors on April 22, 2008, in the meeting room of the Board of Directors, County
5 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
6 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

7 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
8 of this purchase pursuant to Health and Safety Code Section 33397 and Government
9 Code 6063.

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EXHIBIT "A"

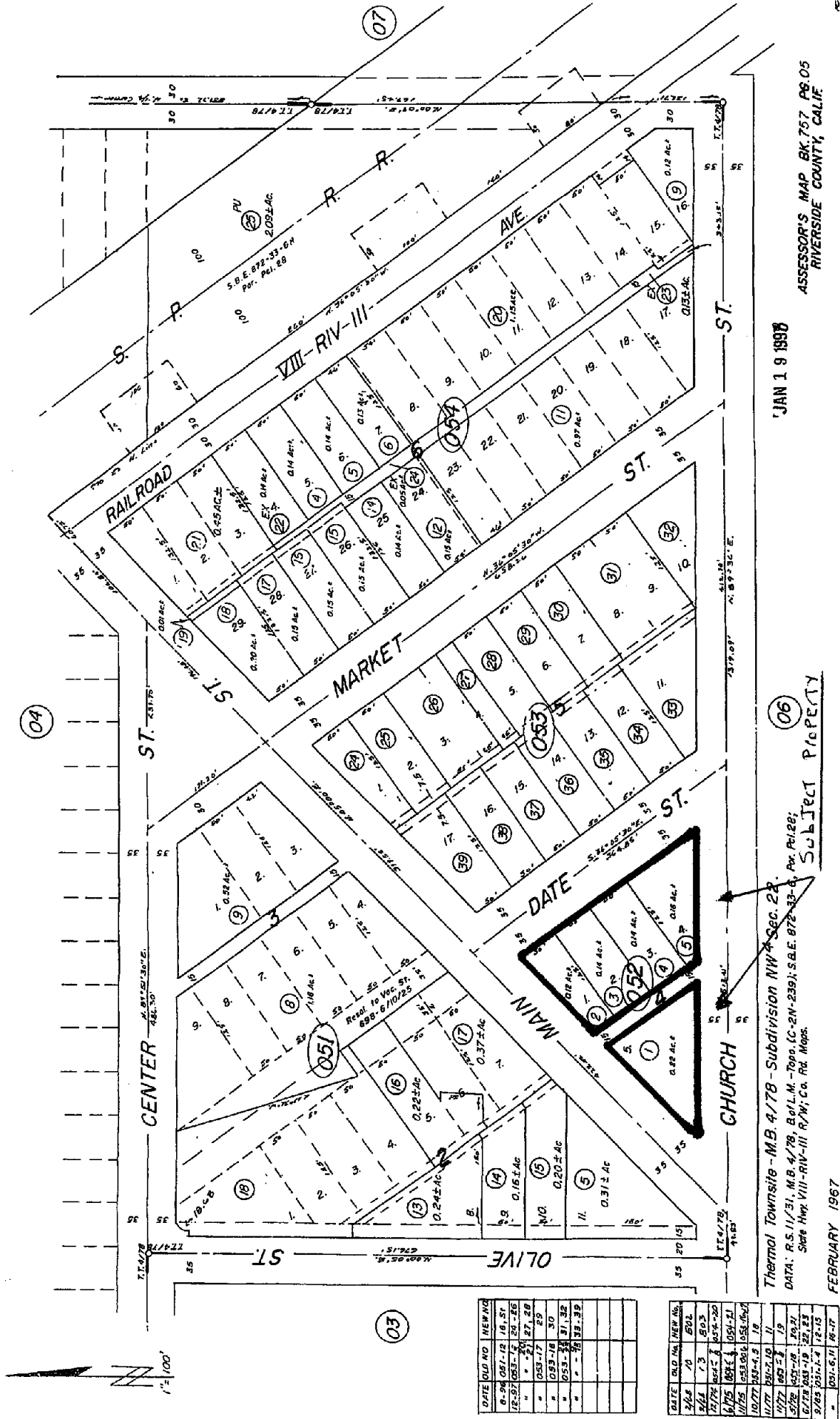
LOTS 1, 2, 3, 4 AND 5, BLOCK 4, OF THERMAL TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 78, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

25-41

757-05

T. C. A. 5850

S2, NE 4, NW 4, SEC. 22, T6S, R8E.



JAN 19 1967

ASSASSOR'S MAP BK. 757 PG. 05
RIVERSIDE COUNTY, CALIF.

Thermal Townsite - M.B. 4778 - Subdivision NW 4 Sec. 22.

DATA: R.S. 11/31, M.B. 4778, Bof L.M. - Topo. (C-2N-299); S.B.E. 872-33-8, Pp. P.128;

Side Mkw VIII-RIV-III R/W; Co. Rd. Maps.

06
SUBJECT PROPERTY

FEBRUARY 1967

Exhibit "A"

DATE	OLD NO	NEW NO
8-30	081-12	10, ST
12-27	083-1	25, 26
"	"	27, 28
"	083-17	29
"	083-18	30
"	083-19	31, 32
"	"	33, 39

DATE	OLD NO	NEW NO
3-6	70	80, 2
3-6	73	80, 3
11-75	084-5	084-20
6-75	084-6	081-21
11-75	083-06	083-06
10-77	083-15	18
11-77	083-19	11
11-77	083-21	19
5-78	083-18	10, 21
6-78	083-19	22, 23
9-83	081-7, 4	12, 13
"	081-6, 11	16, 17