

428



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
March 7, 2008

SUBJECT: Adoption of RDA Resolution Number 2008-019, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 757-041-030 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution 2008-019, Notice of Intent to Purchase Real Property in the Desert Communities Project Area, within the unincorporated community of Thermal, County of Riverside;
2. Direct 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 an acquisition agreement between the Redevelopment Agency and the affected property owner.

BACKGROUND: Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 757-041-030 with Elaine and Carl Richardson for a purchase price of \$140,000 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)

Reviewed by
CIP TEAM
Serene Chiew
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
DATE 3/14/08
MICHELLE CLACK

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

Robin Zimpfer
Robin Zimpfer

Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\Richardson Form 11 Resolution\Fm 11 NOI Richardson 3-5-

FINANCIAL DATA	Current F.Y. Total Cost:	\$140,000 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

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

4.3

Page 2 (Continued)

BACKGROUND:

The subject parcel has a vacant building that received minor damage in a recent fire and will be demolished. The parcel is one of the properties needed to implement the Thermal Revitalization Project in the vicinity of Highway 111 and Main Street in Thermal. The project will include commercial redevelopment, eliminating blighting conditions in the Project Area. The Thermal Revitalization 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.

Agency staff recommends that the Board of Directors adopt Resolution No. 2008-019, Notice of Intent to Purchase Real Property in the Desert Communities Project Area.

EXHIBIT "A"

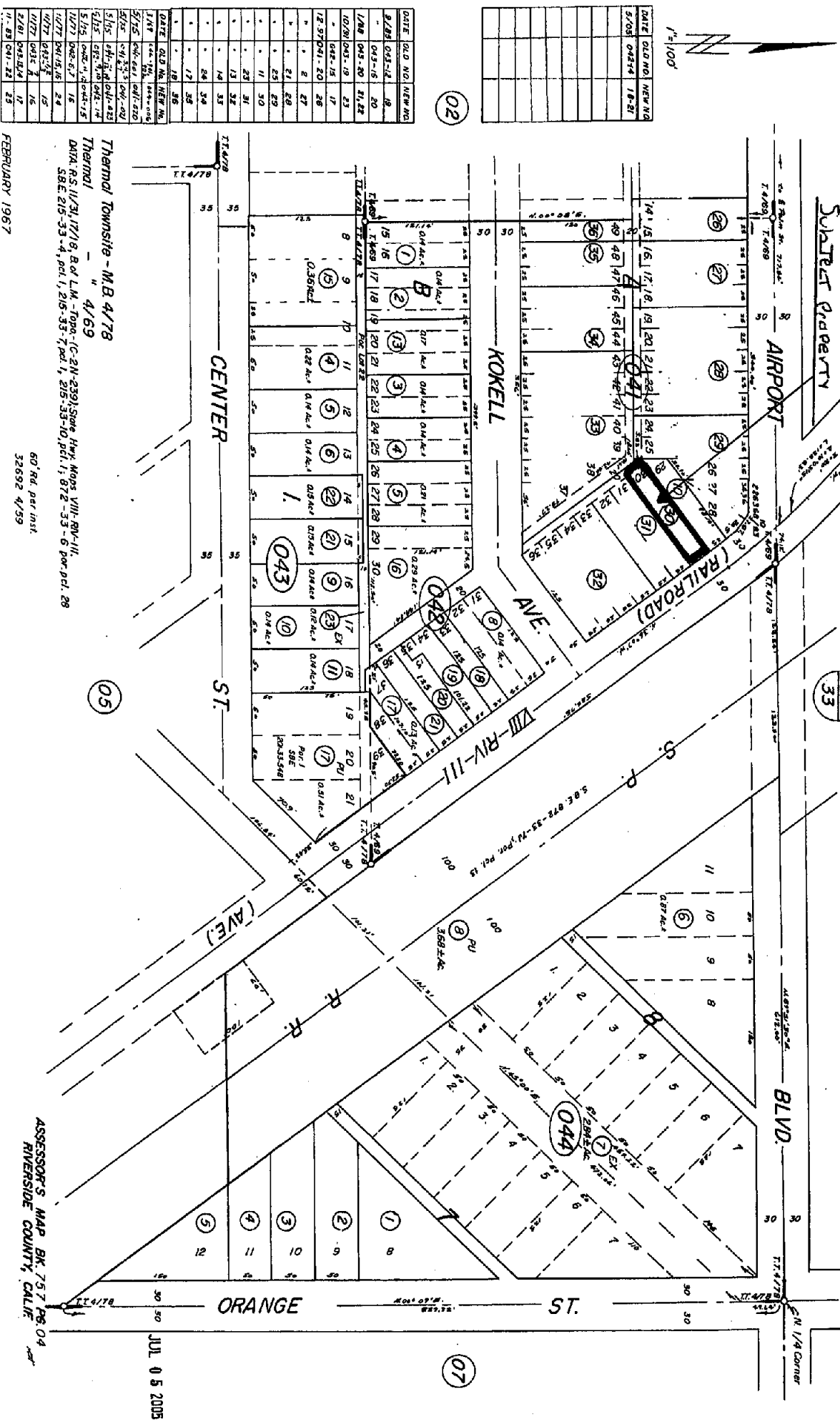
LOT 30 IN BLOCK A IN THE TOWNSITE OF THERMAL, IN THE COUNTY
OF RIVERSIDE STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN
BOOK 4, PAGE 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY,
CALIFORNIA

T. C. A. 5850

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

JUN 02 2005

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
5/05	0424	18-21
04/3-15	18	
04/3-20	21, 22	
10/21	043-15	23
04/2-15	17	
12-27	041-20	28
04-2-27	27	
04-2-25	29	
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04-2-101	100	

Thermal Townsite - M.B. 4/78
 Thermal
 DATA: R.S. 11/31/77/8, Red L.M. - 7090 - (C-2N-239) State Hwy. Maps VIII-RV-111,
 SBE 215-33-4, pol. 1, 215-33-7, pol. 1, 215-33-10, pol. 1, 872-33-6, por. pol. 28

ASSESSOR'S MAP BK. 757 PG. 04
 RIVERSIDE COUNTY, CALIF.

FEBRUARY 1967
 60 fol. per inst.
 32692 4/59
 JUL 05 2005

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-019**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
4 **IN THE DESERT COMMUNITIES PROJECT AREA**
5 **APN 757-041-030**
6 **(Fourth Supervisorial District)**

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 Board of Supervisors
16 adopted Ordinance No. 795 amending and merging several project areas and approving
17 the redevelopment plan, hereinafter the "Plan," for the Desert Communities Project
18 Area, hereinafter referred to as "Project Area," and

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

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

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

28 **WHEREAS**, the Agency will use the preferred sites to complete the proposed
Thermal Revitalization Project, hereinafter the "Proposed Project," which the Agency is
preparing to implement in Thermal in the vicinity of Main Street and Date Street; and

FORM APPROVED COUNTY COUNSEL
DATE 2/13/08
BY MICHELLE CLACK

1 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
2 negotiated a purchase price of \$140,000 for Assessor's Parcel Number 757-041-030,
3 hereinafter the "Property," more particularly described as Lot 30 in Block A in the
4 Townsite of Thermal, in the County of Riverside, State of California as shown by map
5 on file in Book 4, Page 69 of maps, Records of Riverside County, California; and

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

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

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

12 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
13 the Redevelopment Agency for the County of Riverside, State of California, that certain
14 real property located within the County of Riverside, State of California, described as
15 Lot 30 in Block A in the Townsite of Thermal, in the County of Riverside, State of
16 California as shown by map on file in Book 4, Page 69 of maps, Records of Riverside
17 County, California, is desired by Agency for redevelopment purposes and **NOTICE IS**
18 **HEREBY GIVEN** that it is the intention of the Board of Directors to purchase said real
19 property pursuant to the provisions of Section 33391 of the Health and Safety Code
20 upon the following term and conditions:

21 1. The nature of the property to be purchased consists of 3,375 sq. ft.,
22 totaling approximately 0.08 acres +/- of improved land, located in the unincorporated
23 area of Thermal, County of Riverside, State of California

24 2. The sellers of the subject property are Elaine and Carl Richardson.

25 3. The negotiated purchase price of the property is \$140,000.

26 4. The agreement to purchase the property shall be considered by the Board
27 of Directors on April 22, 2008, in the meeting room of the Board of Directors, County
28 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,

1 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.
2 **IT IS FURTHER RESOLVED** that the Clerk of the Board is directed to give notice of this
3 purchase pursuant to Health and Safety Code Section 33397 and Government Code
4 6063.

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