

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

753



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
March 30, 2008

**SUBJECT:**RDA Resolution Number 2008-038, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 757-042-008 – 4<sup>th</sup> Supervisorial District

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt RDA Resolution No. 2008-038, 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 Sections 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 757-042-008 with James V. Limon, Edward Limon, Rosemary Limon, Sandra Limon, Darlene Limon, Pearl Limon, Angela Limon, and Jimmy Limon Jr., holding title as joint tenants, for a purchase price of \$250,000 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  
Christopher Hans  
Departmental Conference

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 4/1/08

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

*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\NOI Purchase Fm11 Limon 3-20-08.doc

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 250,000 plus escrow fees	<b>In Current Year Budget:</b>	YES
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	NO
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	2007/2008

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO**

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

**C.E.O. RECOMMENDATION:** APPROVE  
BY: *Jennifer L. Sargent*  
County Executive Office Signature Jennifer L. Sargent

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

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

**4.1**

Page 2

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 and will eliminate 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 RDA Resolution No. 2008-038, Notice of Intent to Purchase Real Property in the Desert Communities Project Area.

**EXHIBIT "A"**

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK "B" OF  
THERMAL, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS  
SHOWN BY MAP ON FILE IN BOOK 4, PAGE 69 OF MAPS RECORDS-THE  
COUNTY OF RIVERSIDE.

25-41

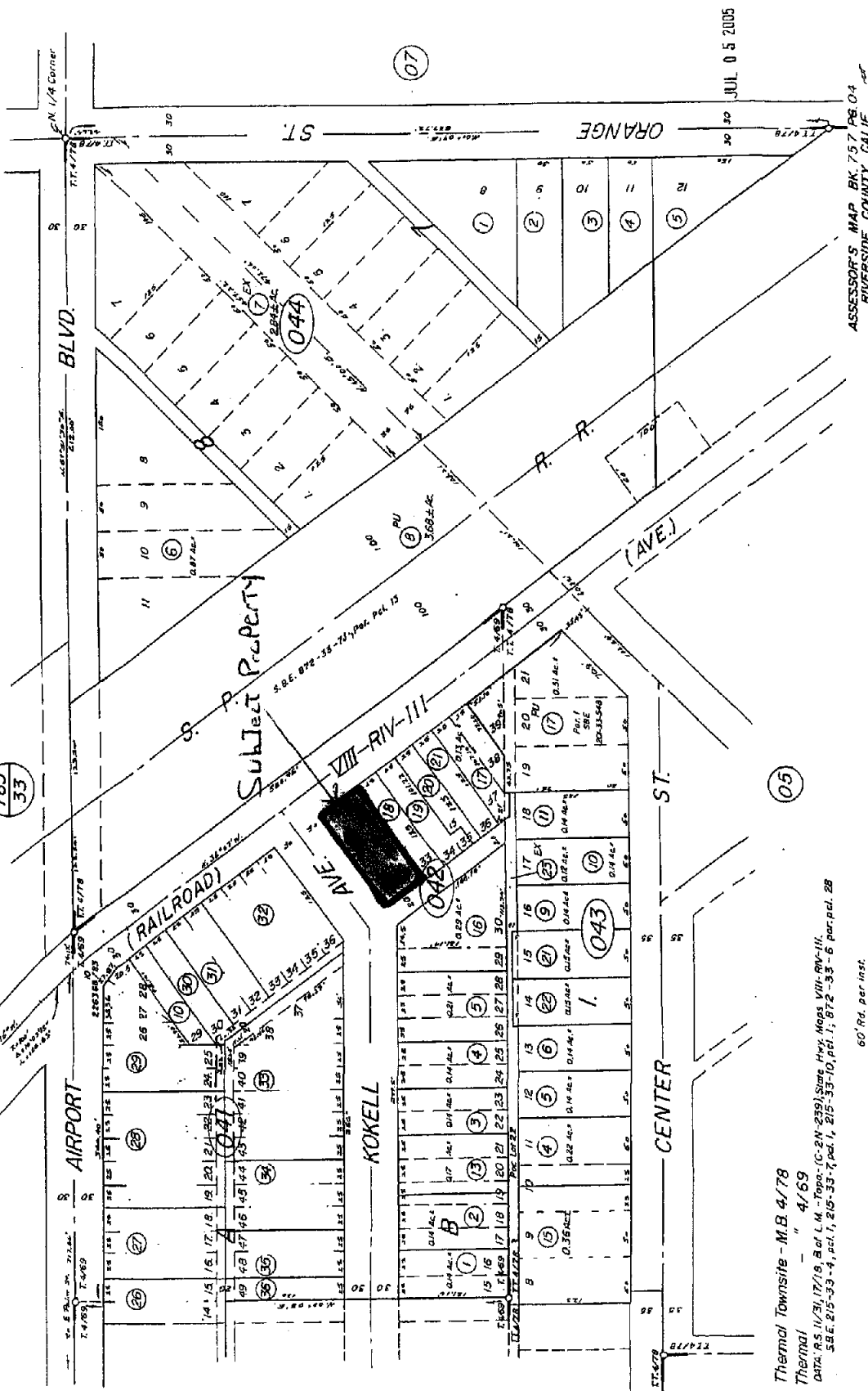
757-04

T. C. A. 5850

POR, NE 4 NW 4, SEC. 22, T. 6S, R. 8E.

JUN 02 2005

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



JUL 05 2005

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

DATE	OLD NO.	NEW NO.
5/20/05	04214	18-21

DATE	OLD NO.	NEW NO.
5/20/05	041-12	19
1/28/05	043-20	21, 22
10/29/04	043-19	23
12/9/04	041-20	26
1/2/05	27	27
1/2/05	29	29
1/2/05	31	31
1/2/05	33	33
1/2/05	35	35

DATE	OLD NO.	NEW NO.
1/2/05	37	37
1/2/05	39	39
1/2/05	41	41
1/2/05	43	43
1/2/05	45	45
1/2/05	47	47
1/2/05	49	49
1/2/05	51	51
1/2/05	53	53

Thermal Townsite - M.B. 4/78

Thermal " " 4/69

DATA: R.S. 11/31/18, B of L.M. - Toppo - (C-2N-239), Sims Hwy. Map VIII - RV-111, S.E. 215-33-4, p. 1, 215-33-7, p. 1, 215-33-10, p. 1, 1872-33-6, p. 1, p. 2

60' Rd. per inst. 32692 4/99

FEBRUARY 1967

1 **BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

2 **RDA RESOLUTION NO. 2008-038**  
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**  
4 **IN THE DESERT COMMUNITIES PROJECT AREA**  
5 **(4th Supervisorial District)**

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

11 **WHEREAS**, On July 20, 1999, the Riverside County Board of Supervisors  
12 adopted Ordinance No. 795 approving the redevelopment plan ("Plan"), for the Desert  
13 Communities Project Area (,"Project Area"): and

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

17 **WHEREAS**, pursuant to Section 33391 of the Health and Safety Code, the  
18 Agency may acquire, within a survey area or for purposes of redevelopment, any  
19 interest in real property; and

20 **WHEREAS**, the Agency has, based on an independent fee appraisal report,  
21 negotiated a purchase price of \$250,000 for Assessor's Parcel Number 757-042-008,  
22 ("Property") more particularly described as Lots Thirty-one (31) and Thirty-two (32) in  
23 Block "B" of Thermal, in the County of Riverside, State of California as Shown by map  
24 on file in Book 4, Page 69 of maps records-the County of Riverside; and

25 **WHEREAS**, the Property is located within the Project Area; and

26 **WHEREAS**, the purchase of the Property is for redevelopment purposes and will  
27 assist the Agency in implementing the Plan and help eliminate physical blighting  
28 conditions within the Project Area; and

**WHEREAS**, prior to using the Property for the purpose described in the Plan, the

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK DATE: 4/1/08

1 Agency understands and agrees to fully comply with the California Environmental  
2 Quality Act.

3 **BE IT RESOLVED, DETERMINED, FOUND AND ORDERED** by the  
4 Board of Directors of the Redevelopment Agency for the County of Riverside, State of  
5 California, assembled in regular session on April 15, 2008 as follows:

6 1. That the above recitals are true and correct.

7 2. That the nature of the property to be purchased is 6,250 sq. ft. or 0.14 +/-  
8 acres of improved land, located in the unincorporated area of Thermal, County of  
9 Riverside.

10 3. That the seller of the subject property is James V. Limon, Edward Limon,  
11 Rosemary Limon, Sandra Limon, Darlene Limon, Pearl Limon, Angela Limon, and  
12 Jimmy Limon jr., all as joint tenants.

13 4. That the purchase price of the property is \$250,000.

14 5. That the agreement to purchase the property shall be considered by the  
15 Board of Directors on May 13, 2008, in the meeting room of the Board of Directors,  
16 County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor, Riverside, California  
17 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

18 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice  
19 of this proposed purchase pursuant to Health and Safety Code Section 33397 and  
20 Government Code Section 6063.

**EXHIBIT "A"**

LOTS THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK "B" OF THERMAL, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 69 OF MAPS RECORDS-THE COUNTY OF RIVERSIDE.

757-04

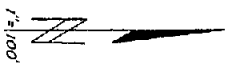
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POR, NE 1/4, NW 1/4, SEC. 22, T6S, R.8E.

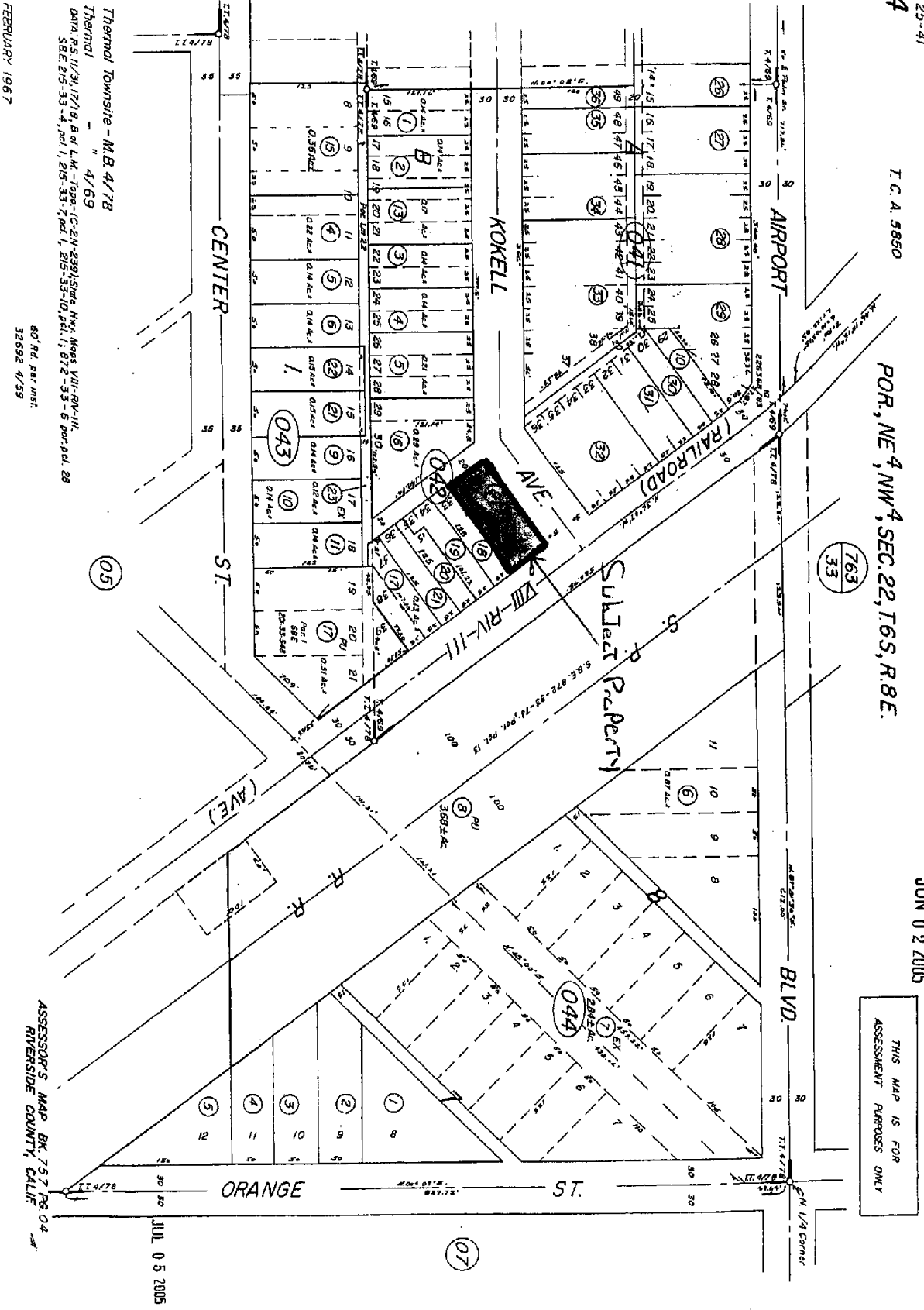
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DATE	OLD NO.	NEW NO.
8/28/04	043-12	19
1/28/04	043-20	21, 22
10/20/03	043-15	23
12/31/01	21	26
1/2/01	27	27
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Thermal Township - M.B. 4/78  
 Thermal - " 4/69  
 DATA: 8/11/31, 12/1/8, B.M. L.M. - Town - (C-24-239) - State - York - Mass. VIII - 04-111.  
 S.B.E. 215-33-4, pol. 1, 215-33-7, pol. 1, 215-33-10, pol. 1, 872-33-6 per. pol. 28

67 Rd. per. inst.  
 32692 4/59

ASSESSOR'S MAP BK. 757 PG. 04  
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JUL 05 2005