

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

837 C



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 11, 2008

**SUBJECT:** Consent to the Purchase of Real Property by the Redevelopment Agency of the County of Riverside known as APNs 757-052-001 thru 757-052-005 4th Supervisorial District

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

1. Adopt Resolution 2008-200, Making certain findings required by Health and Safety Code Section 33445 and consenting to the purchasing of real property by the Redevelopment Agency in the Desert Communities Project Area; and
2. Consent to the Redevelopment Agency for the County of Riverside paying for the real property known as Assessor Parcel Numbers 757-052-001 thru 757-052-005.

**BACKGROUND:** Agency staff has successfully negotiated the acquisition of properties identified as Assessor's Parcel Numbers 757-052-001, 757-052-002, 757-052-003, 757-052-004 and 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.  
(Continued on Page 2)

Departmental Concurrence

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Assistant County Executive Officer/EDA

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

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\Dace Form 11 Resolution\Form 11 EDA Consent to Purchase.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 DIRECTORS AGENDA: YES**

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

FORM APPROVED COUNTY COUNSEL

BY: *Michelle Clack* DATE: 4/11/08  
MICHELLE CLACK

Policy  Policy

Consent  Consent

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

Prev. Agn. Ref.: 3-25-08  
Item # 4.2

District: 4

Agenda Number:

**3.6**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

**BACKGROUND** (Continued)

The negotiated price is consistent with current property values in the Thermal area based on an independent fee appraisal report.

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 Redevelopment 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 Redevelopment Agency Board of Directors for approval-in-concept including the environmental assessment.

The Notice of Intent to Purchase Real Property was approved by the Redevelopment Agency Board of Directors on March 25, 2008.

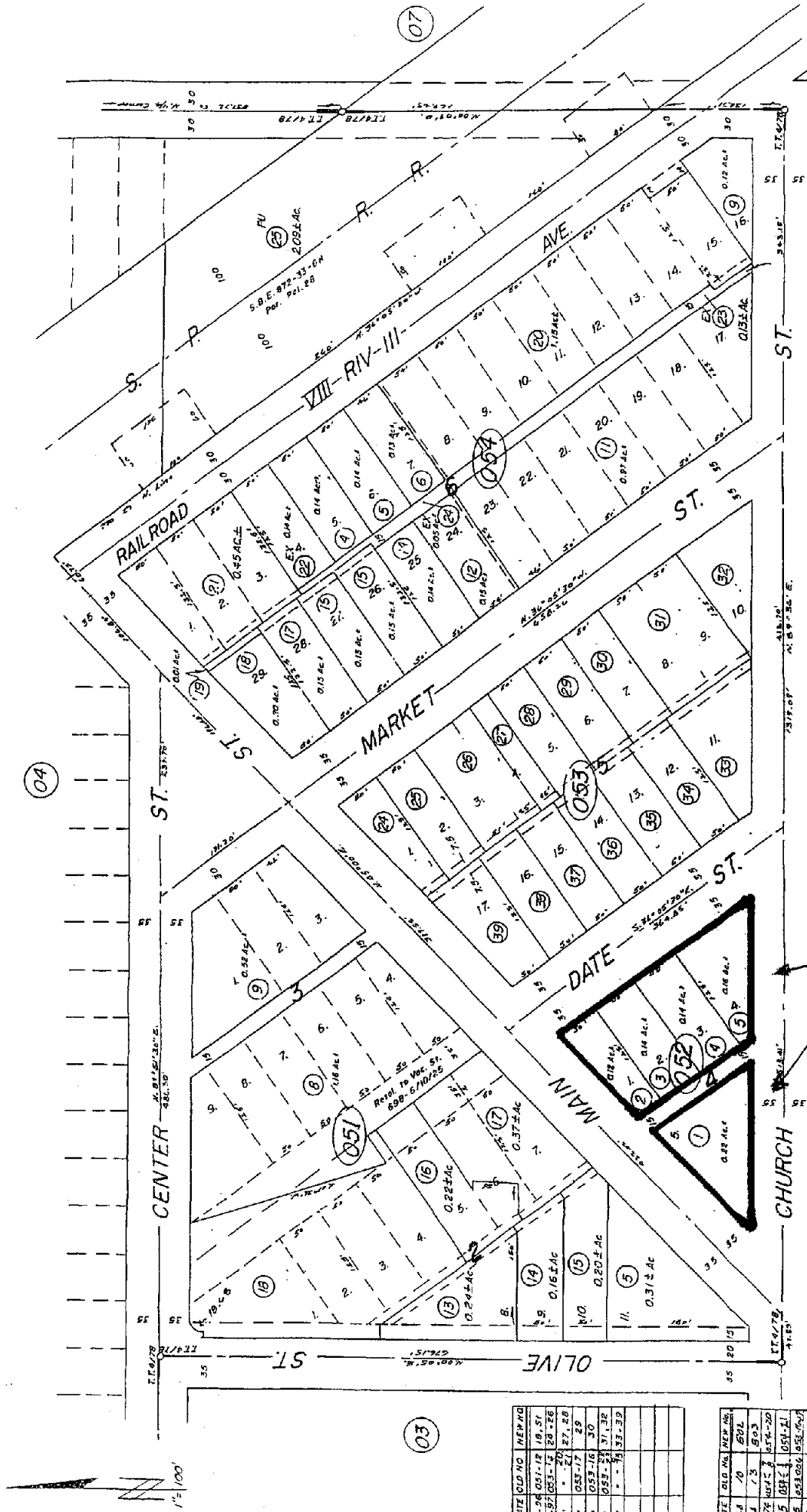
Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation' ".

25-41

757-05

T. C. A. 5850

S<sup>2</sup>NE<sup>4</sup>NW<sup>4</sup>, SEC. 22, T. 6S, R. 8E.



DATE	OLD NO.	NEW NO.
8-96	051-18	19, 51
12-97	053-12	20-28
	053-17	29, 37, 20
	053-17	29
	053-18	30
	053-22	31, 32
	053-22	33-39

DATE	OLD NO.	NEW NO.
2-64	70	80L
2-64	73	80A
12-78	461-2	65A-20
1-75	051-21	051-21
10-77	053-4, 5	78
10-77	051-10	11
1-77	051-1	12
3-72	051-18	20, 21
8-78	051-19	22, 23
9-83	051-2	12, 13
	101-5, 11	16-17

Thermal Townsite - M.B. 4/78 - Subdivision NW 1/4 Sec. 22.

DATA: R.S. 11/291, M.B. 4/78, B.O.L.M. - Topo. (C-2N-239); S.B.E. 872-33-6, Pw. Pt. (28); See Hwy. VIII - RIV-III R/W, Co. Rd. Maps.

06  
SUBJECT PROPERTY

JAN 19 1998

ASSESSOR'S MAP BK. 757 P. 6, 05  
RIVERSIDE COUNTY, CALIF.

FEBRUARY 1967

Exhibit "A"

**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.

**COUNTY RESOLUTION NO. 2008-200  
MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS  
FOR AND CONSENTING TO THE PURCHASE OF REAL PROPERTY IN  
THE DESERT COMMUNITIES PROJECT AREA  
(4th Supervisorial District)**

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

**WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment plans for Redevelopment Project Areas Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, ("Project Areas"); and

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

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

**WHEREAS**, the Agency intends to purchase real property ("Property") within the Thermal Sub-Area ("Sub-Area") of the Desert Communities Project Area; and

**WHEREAS**, the Agency intends to construct public improvements on the Property, which will assist in implementing the Sub-Area's redevelopment plan ("Plan"); and

**WHEREAS**, the Board of Supervisors has duly considered all conditions of the proposed payment for the acquisition of the Property and believes that the payment by the Agency of all or part of the cost of the land are in the best interest of the County and the health, safety and welfare of its residents; and

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FORM APPROVED COUNTY COUNSEL  
DATE 4/14/08  
MICHELLE CLACK

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
2 the Board of Supervisors of the County of Riverside, State of California, in regular  
3 session assembled on April 22, 2008, as follows:

- 4 1. That the above recitals are true and correct.
- 5 2. That the acquisition of the Property for the construction of public  
6 improvements will benefit the Sub-Area by constructing road widening and  
7 street improvements needed to improve road safety in the Sub-Area.
- 8 3. That no other reasonable means for financing the acquisition for which the  
9 Agency proposes to pay are available to the community.
- 10 4. That the acquisition of the Property for the construction of public  
11 improvements will assist in eliminating blighting conditions within the Sub-  
12 Area by improving road safety and enhancing the appearance of the Sub-  
13 Area.
- 14 5. That the purchase of the Property for the construction of public  
15 improvements is consistent with the implementation plan, which calls for  
16 infrastructure improvements within the Sub-Area and surrounding  
17 community.
- 18 6. That the Board of Supervisors consents to the Redevelopment Agency for  
19 the County of Riverside purchasing real property identified as Assessor's  
20 Parcel Numbers 757-052-001, 757-052-002, 757-052-003, 757-052-004,  
21 and 757-052-005, more particularly described in Exhibit "A" that is  
22 attached hereto and incorporated herein by reference.