

837



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

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
March 30, 2008

**SUBJECT:** RDA Resolution No. 2008-012, Authorization to Purchase Real Property in the Desert Communities Project Area – APNS 757-052-001 thru 757-052-005 – 4<sup>th</sup> Supervisorial District

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

1. Adopt RDA Resolution No. 2008-012, Making certain findings required by Health and Safety Code section 33445 and Authorizing the Purchase of Real Property in the Desert Communities Project Area within the unincorporated community of Thermal, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APNs 757-052-001 thru 757-052-005 between Desert Alliance for Community Empowerment and the Redevelopment Agency;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

**BACKGROUND:**

(Continued on page 2)

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

*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\Dace Form 11 Resolution\RDA F11 Dace Acquisition 4-14-08.doc

<b>FINANCIAL DATA</b>	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**

<b>SOURCE OF FUNDS:</b> 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  
MICHELLE CLACK  
DATE 4/1/08  
Departmental Concurrence

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

**BACKGROUND:** (Continued)

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.

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 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.

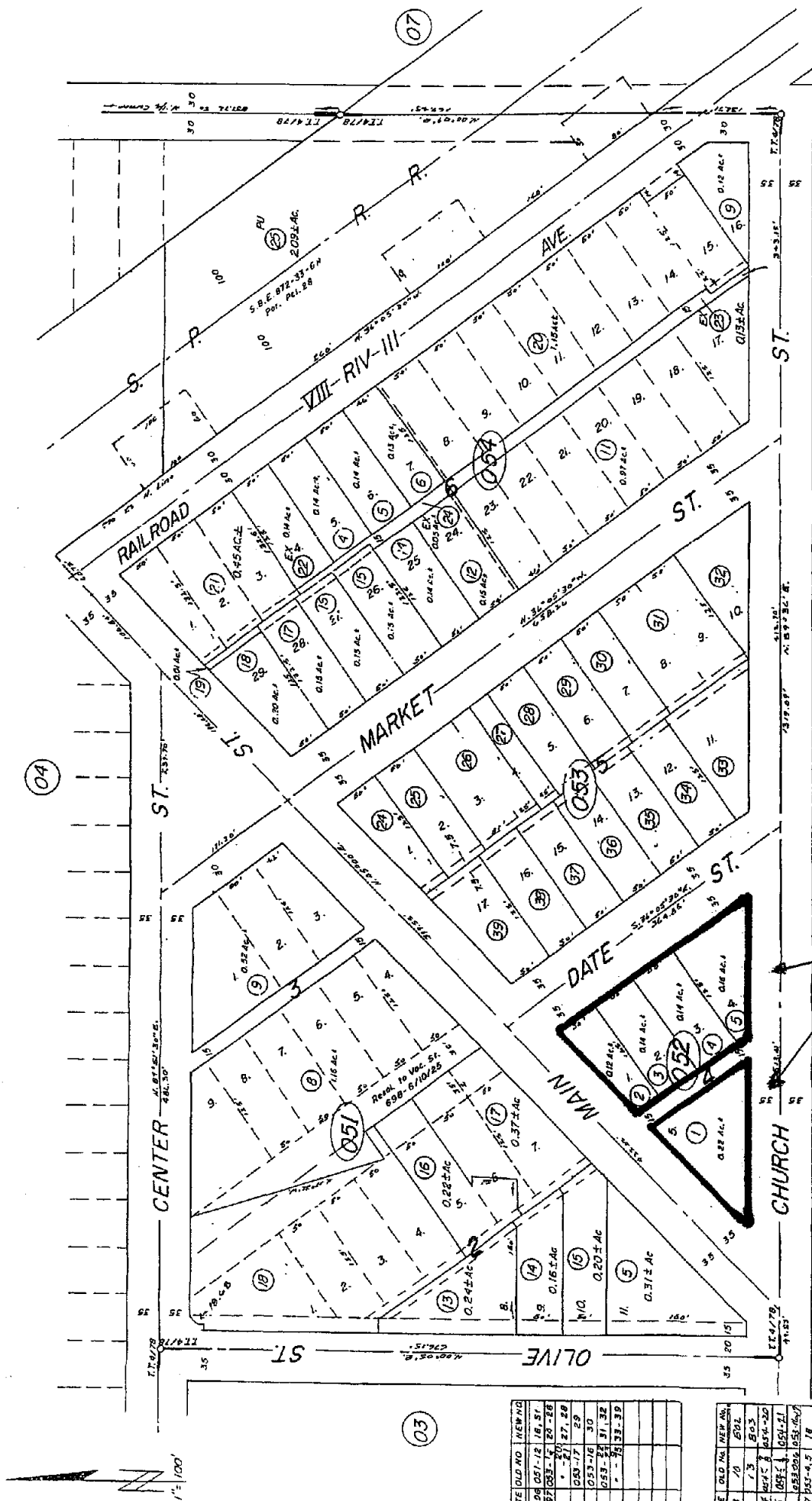
The Notice of Intent to Purchase Real Property was approved by the Board of Directors on March 25, 2008.

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



DATE	OLD NO	NEW NO
8-06	051-12	16-31
12-30	053-1	27-28
"	"	27, 28
"	053-17	29
"	053-16	30
"	053-23	31, 32
"	"	33, 33

DATE	OLD NO	NEW NO
3-24	10	501
4-13	13	503
11-24	14	504-20
6-15	051-1	051-21
10-27	053-06	053-16
10-27	053-4, 5	18
11-22	051-10	11
11-22	051-1	19
3-72	053-1	29, 21
6-18	053-19	22, 23
9-65	051-14	12, 15
"	051-6, 11	16-17

Thermal Townsite - M.B. 4/78 - Subdivision NW 4 Sec. 22  
 DATA: R.S. 11/31, M.B. 4/78, Bol. L.M. - Topo. (C-2N-239), S.B.E. 872-33-6  
 State Hwy VIII-RIV-III R/W/ Co. Rd. Maps.

06  
 SUBJECT PROPERTY

JAN 19 1998

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

FEBRUARY 1967

Exhibit "A"

**BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

**RDA RESOLUTION NO. 2008-012  
 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE DESERT  
 COMMUNITIES PROJECT AREA  
 ASSESSOR'S PARCEL NUMBERS 757-052-001 THRU 757-052-005  
 (4<sup>th</sup> Supervisorial District)**

**WHEREAS**, the Redevelopment Agency for the County of Riverside hereinafter the "Agency" is a 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**, On July 20, 1999, the Riverside County Board of Supervisors adopted Ordinance No. 795 amending and merging several project areas and approving the redevelopment plan for the Desert Communities Project Area, hereinafter the "Project Area"; and

**WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the Project Area 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 has, based on an independent fee appraisal report, negotiated a purchase price of \$290,000 for real property identified as Assessor's Parcel Numbers 757-052-001, 757-052-002, 757-052-003, 757-052-004, and 757-052-005 hereinafter the "Property," more particularly described in Exhibit "A", attached hereto and incorporated herein by reference; and

**WHEREAS**, the Thermal Sub-Area is located within the Project Area, hereinafter the "Sub-Area"; and

**WHEREAS**, the Property is located within the Sub-Area; and

**WHEREAS**, the Agency intends to construct public improvements on the

FORM APPROVED COUNTY COUNSEL

DATE \_\_\_\_\_  
MICHELLE CLACK

1 Property, which will assist in implementing the Sub-Area's redevelopment plan,  
2 hereinafter the "Plan"; and

3 **WHEREAS**, prior to using the Property for the purposes described in the Plan,  
4 the Agency understands and agrees to fully comply with the California Environmental  
5 Quality Act.

6 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**  
7 **ORDERED** by the Board of Directors of the Redevelopment Agency for the County of  
8 Riverside, State of California, in regular session assembled on April 22, 2008, as  
9 follows:

10 1. That the Board of Directors hereby finds and declares that the above  
11 recitals are true and correct.

12 2. That the acquisition of the Property for public improvements will benefit the  
13 Sub-Area by constructing road widening and street improvements needed to improve  
14 road safety in the Sub-Area.

15 3. That no other reasonable means for financing the acquisition for which the  
16 Agency proposes to pay are available to the community.

17 4. That the public improvements will assist in eliminating blighting conditions  
18 within the Sub-Area by improving road safety and enhancing the appearance of the  
19 Sub-Area.

20 5. That the purchase of the Property for the construction of public  
21 improvements is consistent with the implementation plan, which calls for infrastructure  
22 improvements within the Sub-Area and surrounding community.

23 6. That the Redevelopment Agency for the County of Riverside is authorized  
24 to purchase the real property identified as Assessor's Parcel Numbers 757-052-001 thru  
25 757-052-005, more particularly described in Exhibit "A" attached hereto and  
26 incorporated herein by reference.

27 7. That the purchase price for the real property is \$290,000.  
28

1           8.     That the Chairman of the Board of Directors is hereby authorized to  
2 execute any and all documents necessary to purchase the real property from Desert  
3 Alliance of Community Empowerment.

4           9.     That the Executive Director of the Redevelopment Agency or designee is  
5 hereby authorized to execute subsequent and relevant documents necessary to  
6 complete this transaction.

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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.