

827

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 20, 2008

SUBJECT: RDA Resolution No. 2008-051 Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 757-041-029 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution 2008-051, 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 Jewel Date, a California Corporation.

BACKGROUND: Agency staff has successfully negotiated a purchase price of \$258,000 plus escrow fees and miscellaneous costs for the acquisition of property identified as Assessor's Parcel Number 757-041-029 with Jewel Date, a California Corporation. 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

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
DATE: 6/20/08

Deanna Lorson

Robin Zimpfer, Executive Director
By Deanna Lorson, Deputy Executive Director

RZ:DL:TE:JP:DSC:TK:kh

S:\RealProperty\Real Property\District Projects\Dist 4\Thermal Revitalization\Agreements\Jewel Date Form 11\Authorization\RDA Form 11 NOI Jewel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 258,000 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

Dept's Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 4

Agenda Number:

Page 2 *

BACKGROUND:

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. 2008-051, Notice of Intent to Purchase Real Property in the Desert Communities Project Area.

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-051**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE DESERT**
4 **COMMUNITIES PROJECT AREA**
5 **(4TH Supervisorial District)**

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

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

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
15 Agency began receiving tax increment from the Project Areas 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 purpose of redevelopment, any interest
19 in real property; and

20 **WHEREAS**, the Thermal Sub-Area is located within the Desert Communities
21 Project Area ("Sub-Area"); and

22 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
23 negotiated a purchase price of \$258,000 for Assessor's Parcel Number 757-041-029,
24 ("Property"), more particularly described in Exhibit "A", attached hereto and incorporated
25 herein; and

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

27 **WHEREAS**, the purchase of the Property is for redevelopment purposes and will
28 assist the Agency in implementing the redevelopment plan for the Sub-Area ("Plan")
and help eliminate physical blighting conditions within the Sub-Area; and

FORM APPROVED COUNTY COUNSEL
DATE
MICHELLE CLACK

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

4 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
5 the Redevelopment Agency for the County of Riverside, State of California, assembled
6 in regular session on July 1, 2008 as follows:

- 7 1. That the above recitals are true and correct.
- 8 2. The nature of the property to be purchased is commercial with a single
9 structure on approximately 11,761 sq. ft., or 0.27 acres and located at
10 87316 Airport Boulevard, Thermal, California.
- 11 3. The seller of the subject property is Jewel Date Company, a California
12 Corporation.
- 13 4. That the purchase price of the property is \$258,000.
- 14 5. The agreement to purchase the property shall be considered by the Board
15 of Directors on July 29, 2008, in the meeting room of the Board of Directors, County
16 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
17 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 purchase pursuant to Health and Safety Code Section 33397 and Government
20 Code Section 6063.

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EXHIBIT "A"

PARCEL 1:

LOT 28 IN BLOCK A OF MAP OF THERMAL, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 69 OF MAPS, RECORDS OF SAID COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED OCTOBER 31, 1983 AS INSTRUMENT NO. 226368 OF OFFICIAL RECORDS.

PARCEL 2:

LOTS 24, 25, 26 AND 27 IN BLOCK A OF MAP OF THERMAL, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED OCTOBER 31, 1983 AS INSTRUMENT NO. 226368 OF OFFICIAL RECORDS.

757-04

25-41

T.C.A. 5850

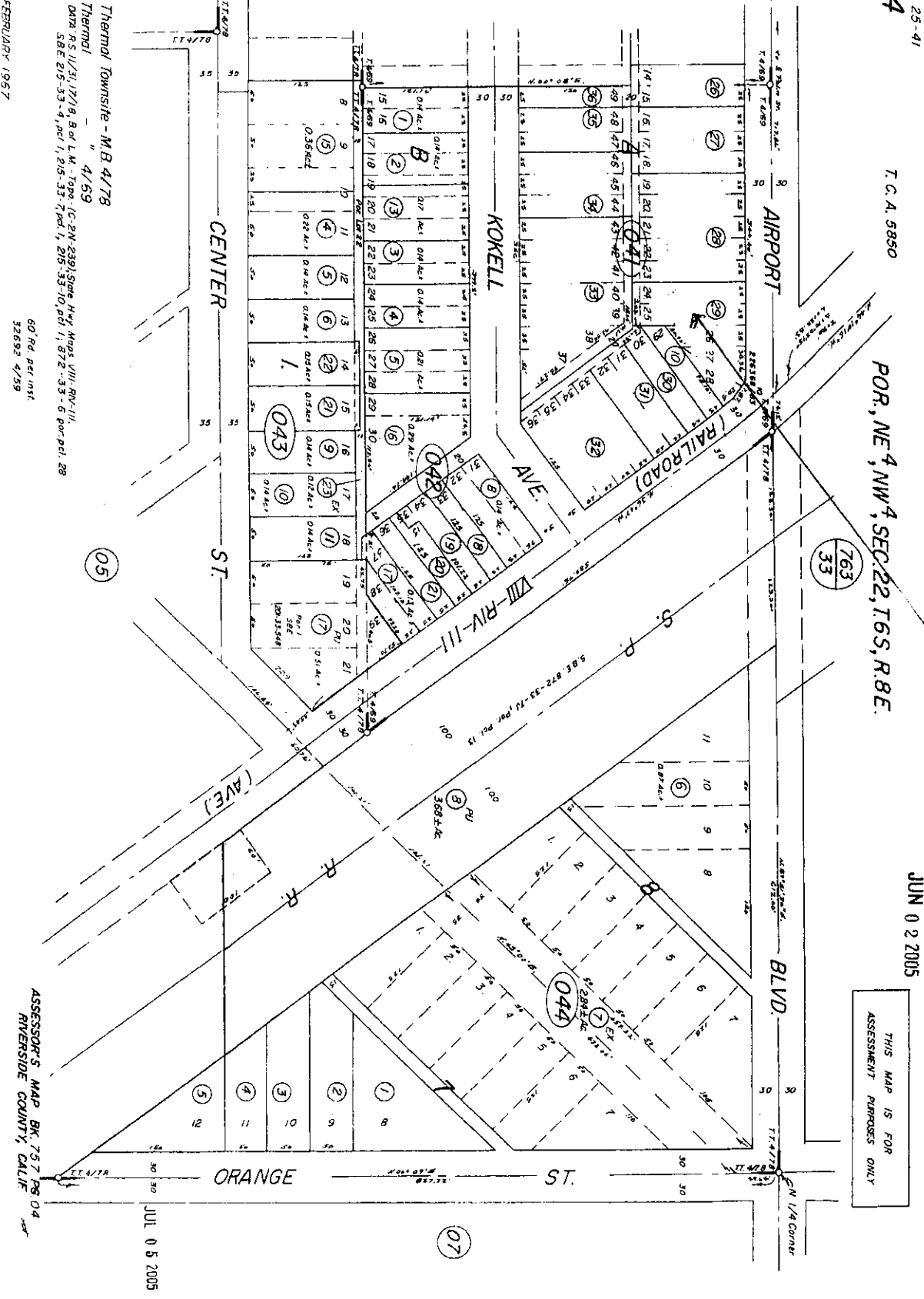
POR, NE 4, NW 4, SEC 22, T6S, R.8E.

SUBJECT PROPERTY

JUN 02 2005

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

DATE	OLD NO.	NEW NO.
9/28/04	043-14	8
10/29/04	043-15	9
10/29/04	043-16	10
10/29/04	043-17	11
10/29/04	043-18	12
10/29/04	043-19	23
10/29/04	043-20	24
10/29/04	043-21	25
10/29/04	043-22	26
10/29/04	043-23	27
10/29/04	043-24	28
10/29/04	043-25	29
10/29/04	043-26	30
10/29/04	043-27	31
10/29/04	043-28	32
10/29/04	043-29	33
10/29/04	043-30	34
10/29/04	043-31	35
10/29/04	043-32	36
10/29/04	043-33	37
10/29/04	043-34	38
10/29/04	043-35	39
10/29/04	043-36	40
10/29/04	043-37	41
10/29/04	043-38	42
10/29/04	043-39	43
10/29/04	043-40	44
10/29/04	043-41	45
10/29/04	043-42	46
10/29/04	043-43	47
10/29/04	043-44	48
10/29/04	043-45	49
10/29/04	043-46	50
10/29/04	043-47	51
10/29/04	043-48	52
10/29/04	043-49	53
10/29/04	043-50	54
10/29/04	043-51	55
10/29/04	043-52	56
10/29/04	043-53	57
10/29/04	043-54	58
10/29/04	043-55	59
10/29/04	043-56	60
10/29/04	043-57	61
10/29/04	043-58	62
10/29/04	043-59	63
10/29/04	043-60	64
10/29/04	043-61	65
10/29/04	043-62	66
10/29/04	043-63	67
10/29/04	043-64	68
10/29/04	043-65	69
10/29/04	043-66	70
10/29/04	043-67	71
10/29/04	043-68	72
10/29/04	043-69	73
10/29/04	043-70	74
10/29/04	043-71	75
10/29/04	043-72	76
10/29/04	043-73	77
10/29/04	043-74	78
10/29/04	043-75	79
10/29/04	043-76	80
10/29/04	043-77	81
10/29/04	043-78	82
10/29/04	043-79	83
10/29/04	043-80	84
10/29/04	043-81	85
10/29/04	043-82	86
10/29/04	043-83	87
10/29/04	043-84	88
10/29/04	043-85	89
10/29/04	043-86	90
10/29/04	043-87	91
10/29/04	043-88	92
10/29/04	043-89	93
10/29/04	043-90	94
10/29/04	043-91	95
10/29/04	043-92	96
10/29/04	043-93	97
10/29/04	043-94	98
10/29/04	043-95	99
10/29/04	043-96	100



Thermal Townsite - M.B. 4/78
 " 4/59
 Thermal
 DWR: P.S. 11/21, 12/18, 8 of L.M. - Town - (C-24-239) State Hwy. Home VIII, RV-II
 SBE: 215-33-4, part 1, 215-33-7, part 1, 215-33-10, part 1, 872-33-6 part, part 28
 FEBRUARY 1957
 60' Rd. per inst.
 32692 4/59

ASSESSOR'S MAP BK. 757 04
 RIVERSIDE COUNTY, CALIF.
 JUL 05 2005

757-04
25-41

T.C.A. 5850

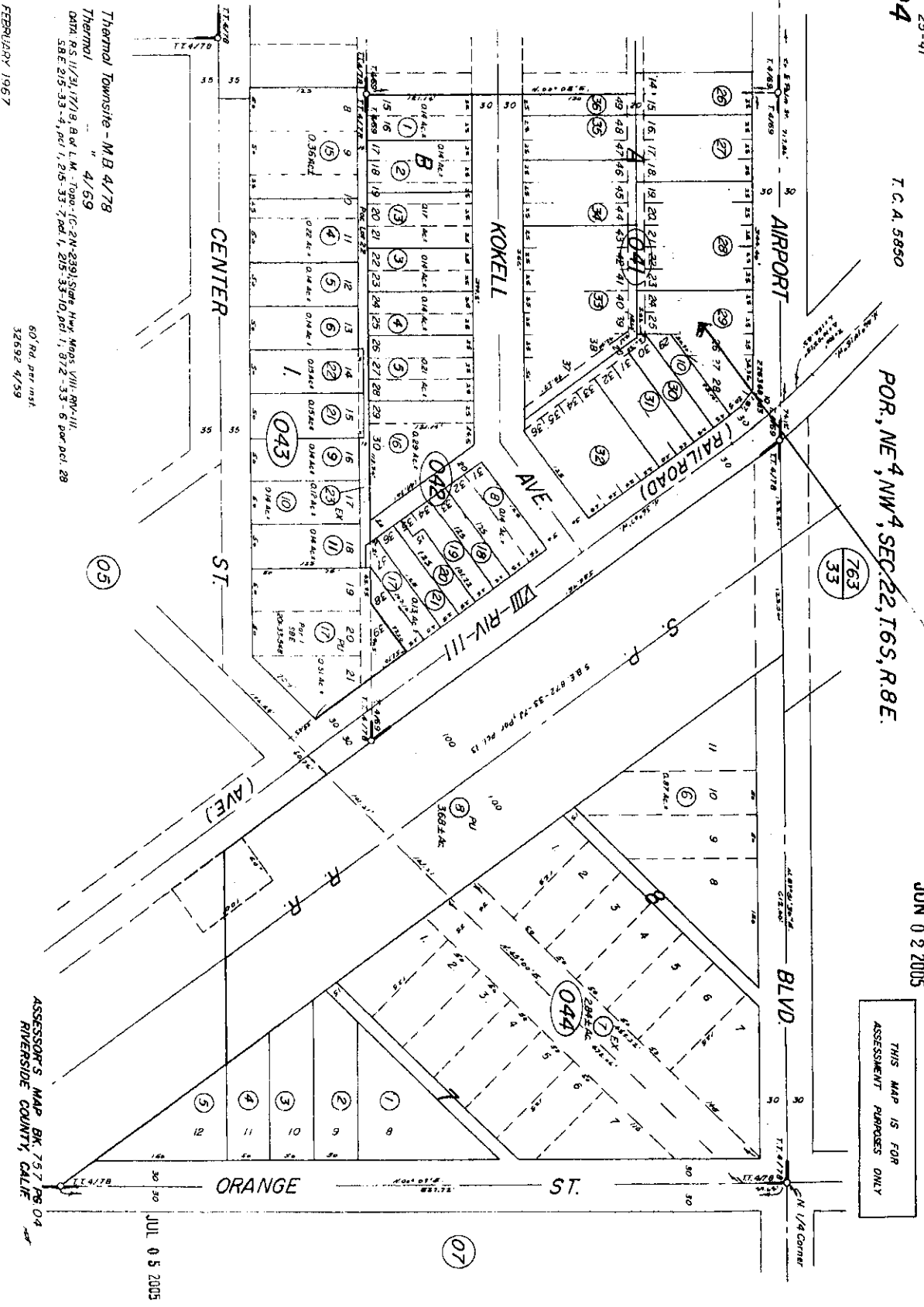
POR, NE 4, NW 4, SEC 22, T6S, R8E.

Subject Property

JUN 02 2005

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

DATE	OLD NO.	NEW NO.
5/20/05	042-16	18-81
1/20/05	041-16	20
1/20/05	041-19	23
1/20/05	041-20	21, 22
1/20/05	041-15	17
1/20/05	041-20	26
1/20/05	041-27	27
1/20/05	041-28	28
1/20/05	041-29	29
1/20/05	041-30	30
1/20/05	041-31	31
1/20/05	041-32	32
1/20/05	041-33	33
1/20/05	041-34	34
1/20/05	041-35	35
1/20/05	041-36	36
1/20/05	041-37	37
1/20/05	041-38	38
1/20/05	041-39	39
1/20/05	041-40	40
1/20/05	041-41	41
1/20/05	041-42	42
1/20/05	041-43	43
1/20/05	041-44	44
1/20/05	041-45	45
1/20/05	041-46	46
1/20/05	041-47	47
1/20/05	041-48	48
1/20/05	041-49	49
1/20/05	041-50	50
1/20/05	041-51	51
1/20/05	041-52	52
1/20/05	041-53	53
1/20/05	041-54	54
1/20/05	041-55	55



Thermal Township - MB 4/78
Thermal
DATA: R.S. 11/31/71/8, B of L.M. 7090 - (C-2N-2391) Side Hwy Maps VIII, RV-III,
SBE 215-33-4, p.c. 1, 215-33-7, p.c. 1, 215-33-10, p.c. 1, 872-33-6, p.c. 28

60' Rd. per map
32692 4/59

ASSESSOR'S MAP BK 757 PG 04
RIVERSIDE COUNTY, CALIF.
JUL 05 2005

FEBRUARY 1967