

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



550c

**SUBMITTAL DATE:**  
April 8, 2010

**FROM:** Economic Development Agency

**SUBJECT:** Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area – Setting Time and Date for Joint Public Hearing

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Resolution No. 2010-107 to establish the date, time, and place of a Joint Public Hearing on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area, and to consider approval of the Negative Declaration prepared in connection therewith.

**BACKGROUND:** According to California Community Redevelopment Law (the "CCRL"), the Board of Supervisors and the Redevelopment Agency for the County of Riverside may conduct a Joint Public Hearing to adopt the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area.

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

**SOURCE OF FUNDS:** N/A

Positions To Be Deleted Per A-30   
Requires 4/5 Vote

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack  
DATE: 4/6/10  
Departmental Concurrence

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

**Prev. Agn. Ref.:** 4.6, 12/22/09; 3.17 & 4.2, 9/15/09

**District:** 4

**Agenda Number:**

**3.35**

**BACKGROUND:** (Continued)

On September 15, 2009, the Redevelopment Agency for the County of Riverside (“Agency”) and the County of Riverside entered into an *Agreement to Amend Redevelopment Plan* with the City of La Quinta (“City”) and the La Quinta Redevelopment Agency to remove two parcels identified as assessor’s parcel numbers 609-040-007 and 609-040-023 (“Property”) from the Palm Desert Sub-Area of the Desert Communities Project Area (“DCPA”).

The Property is located at 42-800 Washington Street and was annexed by the City in October of 2007. The Property is improved with a 73 unit apartment complex occupied by very low income senior or handicapped households and is located in the Palm Desert Sub-Area of the DCPA. In October 2008, the City purchased the property, as well as an adjacent 5.8 acre parcel that is not within the DCPA, with the intent to utilize their redevelopment housing set aside funds to rehabilitate the existing units and expand the complex by 84 units.

With the purchase of the Property by the City, the Property now has a zero tax base and no longer generates any revenue for the DCPA. The Agency has determined, based on the results of an Independent Fiscal Consultant Report (“Report”) dated November 16, 2009, that the removal of the Property from the DCPA will not have a materially adverse effect on bonds secured by the tax increment from the DCPA. The removal of the Property from the DCPA is expected to result in the removal of the associated valuation from the DCPA’s base year assessed valuation, and thereby is expected to increase the incremental assessed valuation and associated tax increment from the DCPA. The Report concludes that the removal of the Property from the DCPA is expected to have a positive effect on the tax increment revenue providing security for the bonds.

All property owners, residents, businesses, and affected taxing agencies in the Palm Desert Sub-Area of the Desert Communities Project Area will be notified of the hearing and be given an opportunity to comment on the amended Redevelopment Plan and the Negative Declaration for the amendment. Affected taxing agencies are to be notified by certified mail, while others may be notified by first-class mail. This mailing will occur at least thirty (30) days before the Joint Public Hearing, pursuant to Health and Safety Code Section 33452(c)(1). In addition, pursuant to Health and Safety Code 33452, which references Government Code Section 6063, notices of the Joint Public Hearing will be published in the *Press Enterprise* once a week for three successive weeks, beginning on April 27, 2010.

Staff recommends that the Board of Directors adopt Resolution No. 2010-107 to establish the date, time, and place of a Joint Public Hearing on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area, and to consider approval of the Negative Declaration prepared in connection therewith

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3 **RESOLUTION NO. 2010-107**

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5 **CONSENTING TO A JOINT PUBLIC HEARING WITH THE REDEVELOPMENT**  
6 **AGENCY FOR THE COUNTY OF RIVERSIDE ON THE REDEVELOPMENT**  
7 **PLAN FOR THE DESERT COMMUNITIES PROJECT AREA, AMENDMENT NO.**  
8 **3: DETACHMENT OF TERRITORY FROM THE PALM DESERT SUB-AREA,**  
9 **AND TO CONSIDER APPROVAL OF THE NEGATIVE DECLARATION**  
10 **PREPARED IN CONNECTION THEREWITH**

11 WHEREAS, , the Redevelopment Agency for the County of Riverside (the "Agency")  
12 has initiated an amendment to the Redevelopment Plan for the Desert Communities Project  
13 Area, Amendment No. 3: Detachment of Territory from the Palm Desert Sub-Area (the  
14 "Amendment"); and,

15 **WHEREAS**, the Agency and the Board of Supervisors of the County of Riverside (the  
16 "Board of Supervisors") may hold a joint public hearing on the proposed Amendment; and

17 **WHEREAS**, California Health and Safety Code Sections 33452, which references  
18 Government Code Section 6063 requires that a notice of said public hearing be published in a  
19 newspaper of general circulation and be mailed to each property owner, resident, business,  
20 and affected taxing agency.

21 **BE IT RESOLVED, FOUND, DETERMINED and ORDERED** by the Board of  
22 Supervisors for the County of Riverside, in regular session assembled on April 20, 2010, as  
23 follows:

24 1. The Board of Supervisors hereby consents to a Joint Public Hearing with the Agency  
25 on the Redevelopment Plan for the Desert Communities Project Area, Amendment No. 3:  
26 Detachment of Territory from the Palm Desert Sub-Area, and the Negative Declaration  
27 prepared in connection therewith, at the following date, time, and place:  
28

FORM APPROVED COUNTY COUNSEL  
4/26/10  
DATE  
MICHELLE CLACK

1 Date: Tuesday, May 18, 2010  
2 Time: 9:30 a.m.  
3 Place: County Administrative Center  
4 Board of Supervisors' Chambers  
5 4080 Lemon Street  
6 Riverside, CA 92501

7 2. The County Clerk, in cooperation with the Secretary of the Agency, is authorized and  
8 directed to give notice of such public hearing in the form and manner required by law.  
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