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



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 8, 2010

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 Directors adopt Resolution No. RDA 2010-019 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
Executive Director

FINANCIAL DATA	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 SUPERVISORS 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

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 7/6/10
BY: MICHELLE CLACK
Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

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 conclude 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. RDA 2010-019 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.

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

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3 **RESOLUTION NO. RDA 2010-019**

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

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


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

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

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

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

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FORM APPROVED COUNTY COUNSEL
BY:  DATE: 4/20/10
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 Secretary of the Agency, in cooperation with the County Clerk, is authorized and
8 directed to give notice of such public hearing in the form and manner required by law.

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