

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

258



SUBMITTAL DATE:
November 17, 2010

FROM: Redevelopment Agency

SUBJECT: Adoption of RDA Resolution No. 2010-064, Notice of Intention to Purchase Real Property in the Desert Communities Project Area - District 4

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No.2010-064, Notice of Intention to purchase real property in the Thermal Sub-Area within the Desert Communities Project Area, County of Riverside; and
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.

BACKGROUND: (Commences on Page 2)

Lisa Brandl

Robert Field
Executive Director
By Lisa Brandl, Deputy Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 440,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: RDA Housing Tax Exempt Bond 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

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 11/17/10
 SAMUEL WONG
 FORM APPROVED COUNTY COUNSEL
 BY: *Anita C. Willis* 11-18-10
 ANITA C. WILLIS
 DATE: 11-17-10
 Department of Community Development
 Christopher Hanks

Dept Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: N/A

District: 4

Agenda Number:

4.4

BACKGROUND:

Redevelopment Agency (RDA) staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 751-160-004 with property owners and Co-Administrators Maria Elena Escobedo and Margarita Ramirez for a purchase price of \$325,000 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 subject property consists of 3.5 acres with two houses and a mobile home and is occupied with five residential households made up of two owner and three tenant occupants. These tenants will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The proposed acquisition would be used for future redevelopment purposes in the Desert Communities Project Area. The property is located on 85750 Middleton Street in Thermal, County of Riverside.

RDA staff recommends that the Board of Directors adopt RDA Resolution No. 2010-064, Notice of Intention to Purchase Real Property in the Desert Communities Project Area.

This Form 11 has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The following summarizes the funding necessary for the acquisition of Assessor's Parcel Number 751-160-004:

Acquisition	\$325,000
Due Diligence	\$10,000
Labor	\$100,000
Title & Escrow Fees	\$5,000
Total	\$440,000

1 **BOARD OF DIRECTORS**

2 **REDEVELOPMENT AGENCY**

3 **RDA RESOLUTION NO. 2010-064**
4 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
5 **IN THE DESERT COMMUNITIES PROJECT**
6 **APN: 751-160-004 (4TH Supervisorial District)**

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

12 **WHEREAS**, on December 23, 1986, the Riverside County Board of Supervisors
13 adopted Ordinance No. 638 approving the redevelopment plan for Redevelopment
14 Project Area 4-1986 which included territory in the community of Thermal; and

15 **WHEREAS**, On July 20, 1999, the Riverside County Board of Supervisors
16 adopted Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan,"
17 for the Desert Communities Project Area, hereinafter referred to as "Project Area," and

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

21 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
22 Section 33391 of the Health and Safety Code, the Agency may acquire, within a
23 survey area or for purpose of redevelopment, any interest in real property; and

24 **WHEREAS**, the Agency has identified Assessor's Parcel Number 751-160-004
25 as one of the parcels as the preferred site to acquire to facilitate the implementation of
the redevelopment plan and will be used for redevelopment purposes with the Project
Area; and

1 **WHEREAS**, the Agency will use the preferred site to complete the proposed
2 Middleton Avenue and 66th Street Project, hereinafter the "Proposed Project," which
3 the Agency is preparing to implement in Thermal within the vicinity of Middleton Street
4 and 66th Avenue; and

5 **WHEREAS**, Agency staff have, based on an independent fee appraisal report,
6 negotiated a purchase price of **\$325,000**, for one of the properties needed and
7 identified as Assessor's Parcel Number 751-160-004, hereinafter the "Property," more
8 particularly described in attached Exhibit "A" made a part hereof; and

9 **WHEREAS**, the property is within the Project Area; and

10 **WHEREAS**, the property will assist in the implementation of the Plan for the
11 Project Area; and

12 **WHEREAS**, prior to using the Property for the purpose described in the Plan,
13 the Agency understands and agrees to fully comply with the California Environmental
14 Quality Act.

15 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors
16 of the Redevelopment Agency for the County of Riverside, State of California, that
17 certain real property located within the County of Riverside, State of California, shown
18 on Exhibit "A" attached to this resolution, is desired by Agency for redevelopment
19 purposes and **NOTICE IS HEREBY GIVEN** that it is the intention of the Board of
20 Directors to purchase said real property pursuant to the provisions of Section 33391 of
21 the Health and Safety Code upon the following term and conditions:

22 1. The nature of the property to be purchased consists of approximately
23 152,460 sq. ft. or 3.5 +/- acres of improved land, located in the unincorporated area of
24 Thermal, County of Riverside, State of California.

25 2. The sellers of the subject property Co-Administrators Maria Elena
Escobedo and Margarita Ramirez.

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3. The purchase price of the property is \$325,000.

The agreement to purchase the property shall be considered by the Board of Directors on January 11, 2011, in the meeting room of the Board of Directors, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656, at 9:00am, or as soon thereafter as the agenda of the Board permits.

IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice of this purchase pursuant to Health and Safety Code Section 33397 and Government Code 6063.

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 1/15/10
ANITA C. WILLIS
DATE

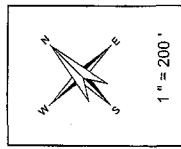
TK:ra 13.727
S:\Real Property\TYPING\Docs-13.500 to 13.999\13.727.doc

Exhibit "A"

751-16
25-52

TRA 058-054
058-170

POR. NE 1/4 SEC. 17 T.7S R.8E

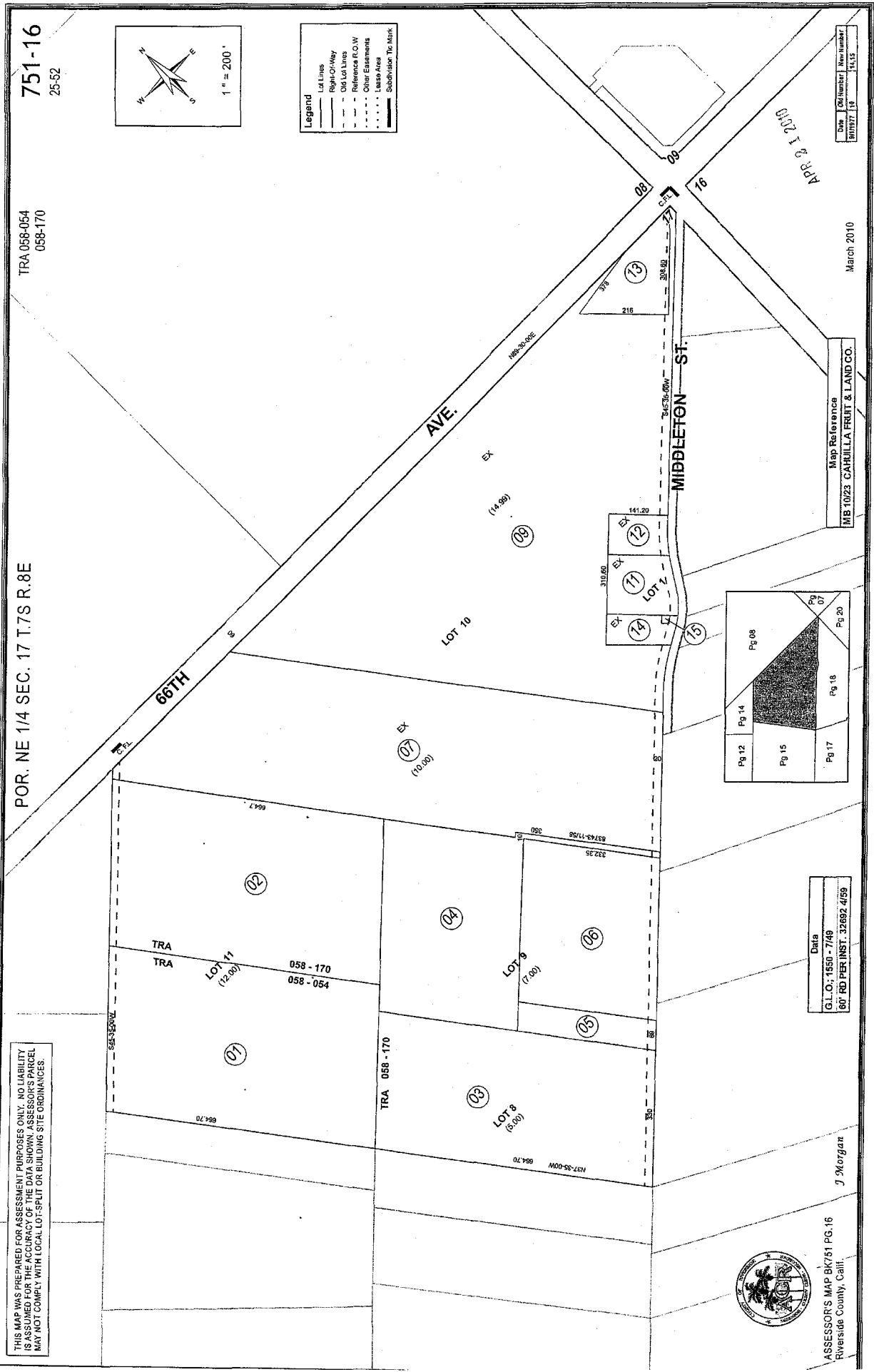


Legend

- Lot Lines
- Right-of-Way
- Old Lot Lines
- - - Reference P.O.W
- · · · · Other Easements
- · · · · Lease Area
- Subdivider To Mark

Date	Old Number	New Number
01/15/15	14	14.15

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



Pg 08	Pg 14	Pg 15	Pg 17	Pg 18	Pg 20
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Data

G.L.O.: 1550 - 749
80' RD PER INST. 32692.4/59

Map Reference
MB 1023 CARHILLA FRUIT & LAND CO.

March 2010



ASSESSOR'S MAP BK751 PG.16
Riverside County, Calif.

J Morgan