

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



FROM: Economic Development Agency

SUBMITTAL DATE:
February 18, 2010

SUBJECT: Resolution No. 2010-060, Approving the conveyance of Real Property to the Redevelopment Agency for the County of Riverside known as Assessor's Parcel Number 650-131-018 in the unincorporated area of Thousand Palms, Riverside County – 4th District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Determine that APN 650-131-018 can be used to provide housing affordable to persons and families of low or moderate income;
2. Adopt Resolution No. 2010-060, approving the conveyance of real property known as Assessor's Parcel Numbers 650-131-018 to the Redevelopment Agency for the County of Riverside;
3. Approve and authorize the Chairman to execute the attached conveyance agreement; and
4. Authorize the Assistant County Executive Officer/EDA or designee to sign subsequent relevant and necessary documents to complete this transaction.

BACKGROUND: (Commences on Page 2)


Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$	In Current Year Budget:	n/a
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	n/a
	Annual Net County Cost:	\$	For Fiscal Year:	2009-2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: yes

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

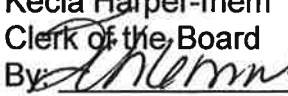
BY: 
Jennifer V. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: Buster
Date: March 2, 2010
xc: EDA, RDA, CIP

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

(Comp. Item 4.2)

Prev. Agn. Ref.:

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.13
EST 1916-F11
Form 11 (Rev 06/2003)

Reviewed by
CCP
DATE 2/18/10
Departmental Concurrence
Hans
FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK

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

Resolution No. 2010-060, Approving the conveyance of Real Property to the Redevelopment Agency for the County of Riverside known as Assessor's Parcel Number 650-131-018 in the unincorporated area of Thousand Palms, Riverside County – 4th District
February 18, 2010
Page 2

BACKGROUND:

The County of Riverside (County) owns real property known as APN 650-131-018 and wishes to convey the property to the Redevelopment Agency for the County of Riverside for the development of an affordable housing project. An abandoned fire station is currently located on the property and is no longer needed by the County.

Staff recommends the approval to convey real property to the Redevelopment Agency for the County of Riverside.

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**COUNTY RESOLUTION NO. 2010-060
APPROVING THE CONVEYANCE OF ASSESSOR'S PARCEL NUMBER 650-131-018
TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
(Fourth Supervisorial District)**

WHEREAS, Section 25539.4(a) of the Government Code provides that the County of Riverside may convey real property or interest therein at less than fair market value to provide affordable housing without complying with the other provisions of Article 8 of the Government Code; and

WHEREAS, pursuant to Section 54221(e)(1) of the Government Code surplus land transferred in accordance with Section 25539.4(a) is exempt surplus land; and

WHEREAS, pursuant to Section 54222.3 of the Government Code, the requirements of Section 54222 shall not apply to the disposal of exempt surplus land; and

WHEREAS, the County of Riverside ("County") owns Assessor's Parcel Number 650-131-018 ("Property"), more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, there is an abandoned fire station on the Property, which is no longer needed by the County; and

WHEREAS, the Property can be used to provide affordable housing to persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code Section; and

WHEREAS, the Redevelopment Agency for the County of Riverside ("Agency") wishes to accept the Property and develop an affordable housing project on it; and

WHEREAS, not less than 80 percent of the Property will be used for the affordable housing project; and

WHEREAS, not less than 40 percent of the total number of the affordable housing units shall be affordable to households whose incomes are equal to or less

FORM APPROVED COUNTY COUNSEL
BY  DATE 02/18/10
MICHELLE CLACK

1 than 75 percent of the maximum income of the lower income households, and at least
2 half of which shall be affordable to very low income households, and

3 **WHEREAS**, the affordable housing units will be restricted with a recorded
4 regulatory agreement to maintain the affordability for at least 30 years; and

5 **WHEREAS**, the Property is located within the Agency's Desert Communities
6 Project Area ("Project Area"); and

7 **WHEREAS**, the conveyance of the Property will assist the Agency in
8 implementing the redevelopment plan for the Project Area and help increase the supply
9 of affordable housing within the Project Area.

10 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
11 Board of Supervisors for the County of Riverside, State of California, in regular session
12 assembled March 2, 2010, as follows:

13 1. That the above recitals are true, correct and incorporated herein by
14 reference.

15 2. That the above Property can be used to provide affordable housing.

16 3. That the attached conveyance agreement between the County of
17 Riverside and the Redevelopment Agency for the County Riverside conveying the real
18 property consisting of Assessor's Parcel Number 650-131-018, in the unincorporated
19 community of Thousand Palms, County of Riverside, to the Redevelopment Agency for
20 the County of Riverside is approved.

21 4. That the Chairman is authorized to execute the conveyance agreement.

22 5. That the Assistant County Executive Officer/EDA is authorized to sign
23 subsequent necessary and relevant documents to complete this transaction.

24 **/// ROLL CALL:**

25 **/// Ayes:** Tavaglione, Stone, Benoit, and Ashley
/// Nays: None
26 **Absent:** Buster

27 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

28 KECIA HARPER-IHEM, Clerk of said Board

By: _____
Page 2 Deputy 03.02.10 3.13

CONVEYANCE AGREEMENT

This Conveyance Agreement ("Agreement") is made by and between the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, ("Agency,") and THE COUNTY OF RIVERSIDE ("County").

1. The County shall grant to the Agency the property referred to as the vacated Thousand Palms Fire Station known as Assessor's Parcel Number 650-131-018 ("Property"), more particularly described in Exhibit "A" and "B", which is attached hereto and incorporated herein by reference.

2. The County will execute and deliver to the Agency a deed conveying the Property for an affordable housing project that will benefit the residents of the County.

///

1
2
3 3. This agreement is the result of negotiations between the parties and is
4 intended by the parties to be a final expression of their understanding with respect to the
5 matters herein contained. This agreement supersedes any and all other prior agreements
6 and understandings, oral or written, in connection therewith. No provision contained herein
7 shall be construed against the Agency solely because it prepared this agreement in its
8 executed form.
9

COUNTY OF RIVERSIDE

10
11 Dated: MAR - 2 2010

By: Marion Ashley
Marion Ashley, Chairman
Board of Supervisors

12
13
14 ATTEST:
15 KECIA HARPER-IHEM
16 Clerk of the Board

REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE

17 Dated: MAR - 2 2010

18 By: Deirdre E. Allen
Deputy

By: Marion Ashley
Marion Ashley, Chairman
Board of Directors

19
20
21 APPROVED AS TO FORM:
22 PAMELA J. WALLS
23 County Counsel

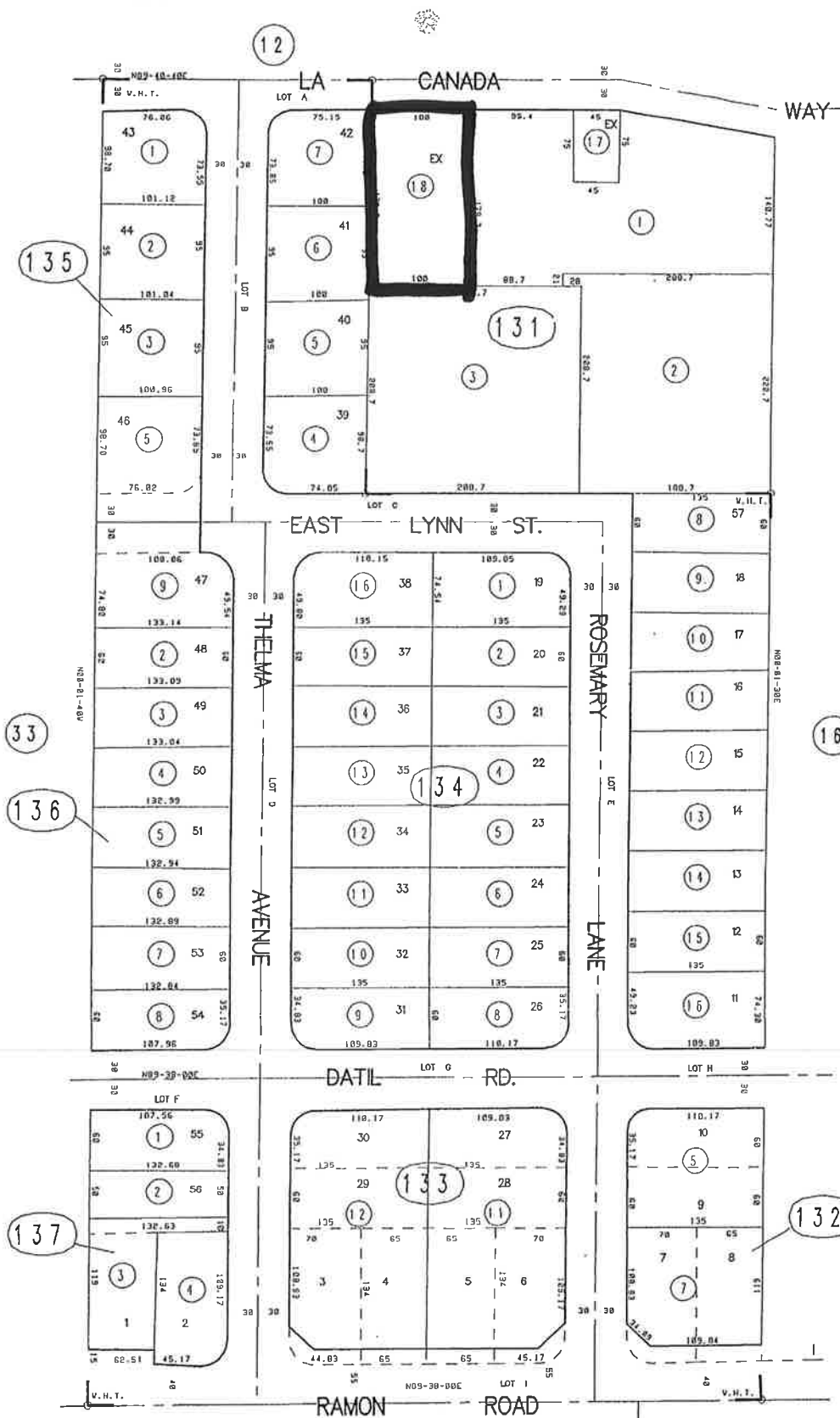
24 By: Michelle C. Cline 2/18/10
Deputy Michelle Cline

Exhibit A

E1/2 SW1/4 SE1/4 SEC 18 T4SR6E

T.R.A. 061-028

650-13
24-70-2

$$1'' = 100''$$


ASSESSOR'S MAP BK. 650 PG. 13
Riverside County, Calif.

१८५७

MB 31/41 WELCOME HOMESTEAD TR.

Jul 1999

DATE	OLD MILEAGE	NEW MILEAGE
10/7/94	131,001,603	171,113
10/7/94	133,354	8
10/11/94	135,177,778	10
10/13/94	137,314	10
10/13/94	135,2	21,57
10/13/94	135,10	17,57
10/13/94	135,4	5
10/13/94	136,1	5
10/13/94	137,1,3	1
10/13/94	137,4	7,57

DOC # 2010-0178810

04/19/2010 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

Recorded at request of and return to:
 Redevelopment Agency for the
 County of Riverside
 P.O. Box 1180
 Riverside, California 92501
 Attn: Real Estate Division



FREE RECORDING

This instrument is for the benefit of the
 Redevelopment Agency of the County
 of Riverside, and is entitled to be
 recorded without fee.
 (Govt. Code 6103)

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NPHG CC						T:	CTY	UNI	5/2

Project: 1000 Palms Fire Station
 APN: 650-131-018

(Space above this line reserved for Recorder's use)

DTT: 0



GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

the COUNTY OF RIVERSIDE, a political subdivision,

GRANTS to the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public
 body, corporate and politic, organized and existing under, and by virtue of the State of
 California, the real property in the County of Riverside, State of California, described as:

And as more particularly described on Exhibit "A", attached hereto
 and made a part hereof.

Dated: MAR 02 2010

COUNTY OF RIVERSIDE

By: Marion Ashley
 Marion Ashley, Chairman
 Board of Supervisors

2011 MAY -1 10:10 AM

RECEIVED RIVERSIDE COUNTY

mar 2 2010 3.13

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

§

On March 2, 2010, before me, Lorraine Williams, Board Assistant, personally appeared Marion Ashley, Chairman of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By:

Lorraine Williams
Deputy Clerk

(SEAL)



2010-0178810
04/19/2010 08:00A
2 of 4

DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18;
THENCE SOUTH 89 DEG. 40' 40" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 297.40 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE CONVEYED;
THENCE SOUTH 00 DEG. 01' 30" WEST, A DISTANCE OF 208.70 FEET;
THENCE SOUTH 89 DEG. 40' 40" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 41, WELCOME HOMESTEAD TRACT AS SHOWN BY MAP ON FILE IN BOOK 31, PAGE 41 OF MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 00 DEG. 01' 30" EAST, ALONG THE EASTERLY LINE OF SAID LOT 41 AND CONTINUING NORTH 00 DEG. 01' 30" EAST ALONG THE EASTERLY LINES OF LOTS 42 AND LOT A AS SAID LOTS ARE SHOWN ON SAID MAP, A DISTANCE OF 208.70 FEET TO THE NORTHEAST CORNER OF SAID LOT A, SAID NORTHEAST CORNER BEING A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18;
THENCE NORTH 89 DEG. 40' 40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.



2010-0178810
04/19/2010 08:00A
3 of 4

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public body, corporate and politic, organized and existing under, and by virtue of the State of California, is hereby accepted by order of the Board of Directors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date: MAR 02 2010

By: Maurice Asleezy
Chairman, Board of Directors

ATTEST:

KECIA HARPER-IHEM, Clerk

By: Noranne Williams
DEPUTY



2010-0178810
04/19/2010 08:00A
4 of 4