

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

904



FROM: Redevelopment Agency

SUBMITTAL DATE:

August 19, 2010

SUBJECT: RDA Resolution No. 2010-048, Authorization to Sell Real Property to the Desert Community College District, in the Thousand Palms Area – 4th District

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a joint public hearing with the Board of Supervisors per Health and Safety Code 33431 and 33433;
2. Adopt Resolution No. 2010-048, Authorization to Sell Real Property to the Desert Community College District known as Parcel B of Assessor's Parcel Number 650-331-029;

(Continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	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: Yes

SOURCE OF FUNDS: Funding received from Desert Community College District (currently held in escrow)

Positions To Be Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION:

APPROVE

BY:

Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 31, 2010
xc: RDA, EDA, CIP

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

Comp. Item 9.10)

Prev. Agn. Ref.:

District: 4

Agenda Number:

4.8

FORM APPROVED COUNTY COUNSEL

DATE 8/20/10

DATE

Departmental Concurrence Christopher Hans

Reviewed by CIP TEAM

BY: MICHELLE CLACK

Policy

☒

Consent

☐

Dep't Recomm.:

Policy

☒

Consent

☐

Per Exec. Ofc.:

Redevelopment Agency

RDA Resolution No. 2010-048, Authorization to Sell Real Property to the Desert Community College District, in the Thousand Palms Area – 4th District

July 29, 2010

Page 2

RECOMMENDED MOTION: (Continued)

3. Approve and Authorize the Chairman to execute the Purchase and Sale Agreement between the Redevelopment Agency for the County of Riverside and the Desert Community College District;
4. Approve and Authorize the Chairman of the Board to execute the Grant Deed; and
5. Authorize the Executive Director of the Redevelopment Agency, or designee, to execute and take all necessary steps to implement related documents to complete this transaction.

BACKGROUND:

On August 20, 2007, a Memorandum of Understanding (MOU) was signed by the Riverside County Fire Department (RCFD), the Redevelopment Agency for the County of Riverside (RDA), the Desert Community College District (DCCD), and the Riverside County Sheriff's Department (RCSD). This MOU set forth the terms and conditions for the conveyance of a portion of Assessor's Parcel Number 650-331-029, known as the Academy Parcel, as well as for the construction, operation, and maintenance of the facilities. In accordance with the MOU, RDA wishes to sell the Academy Parcel portion of Assessor's Parcel Number 650-331-029 to DCCD for a purchase price of \$175,000.

Staff recommends adoption of RDA Resolution No. 2010-048.

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

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2010-048
AUTHORIZATION TO SELL REAL PROPERTY TO THE DESERT
COMMUNITY COLLEGE DISTRICT IN THE THOUSAND PALMS AREA – 4TH DISTRICT**

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

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

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

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33430 of the Health and Safety Code, the Agency may sell or convey, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Agency owns and wishes to sell that certain portion of Assessor's Parcel Number 650-331-029, including existing improvements, known as the Academy Parcel, and further referenced as Parcel B of Exhibits "A" and "B" attached hereto and incorporated herein by reference, ("Property") to the Desert Community College District; and

WHEREAS, the Desert Community College District wishes to purchase the Property; and

WHEREAS, the Property is located within the Desert Community Redevelopment Project Area (DCPA); and

WHEREAS, the sale of the Property is for redevelopment purposes and will assist in implementing the DCPA redevelopment plan ("Plan"), facilitate economic growth, and will help

FORM APPROVED COUNTY COUNSEL
BY  DATE 7/29/10
MICHELLE CLACK

1 eliminate physical blighting conditions within the Project Area.

2 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by
3 the Board of Directors of the Redevelopment Agency for the County of Riverside, State of
4 California, in regular session assembled on August 31, 2010, as follows:

5 1. That the Board of Directors hereby finds and declares that the above recitals are
6 true and correct.

7 2. That the Redevelopment Agency for the County of Riverside is authorized to sell
8 the Property known as a portion of Assessor's Parcel number 650-331-029 located at the
9 northeast corner of Ramon Road and Robert Road, in Thousand Palms, California to the
10 Desert Community College District.

11 3. That the Property is being sold for not less than the fair reuse value at the use
12 and with the covenants and conditions authorized by the sale.

13 4. That the conveyance of the Property will assist in the elimination of blight.

14 5. That the conveyance of the Property will facilitate economic growth.

15 6. That the Chairman is authorized to execute the attached Purchase and Sale
16 Agreement.

17 7. That the Executive Director of the Redevelopment Agency or designee is hereby
18 authorized to take the necessary actions and execute subsequent necessary and related
19 documents to complete this transaction.

20 ///

ROLL CALL:

21 ///

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley

22 ///

Nays: None

Absent: None

23
24 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.

25 KECIA HARPER-IHEM, Clerk of said Board

26 By: _____

27 Deputy
28

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF LOT 68 OF TRACT NO. 23558-1 AS SHOWN BY MAP IN BOOK 234, PAGES 70 THROUGH 75 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 68;
THENCE SOUTH 89°38'14" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 68 AND THE NORTHERLY RIGHT OF WAY LINE OF RAMON ROAD 110.00 FEET WIDE A DISTANCE OF 260.48 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;
THENCE NORTH 00°21'46" WEST 43.00 FEET;
THENCE NORTH 89°38'14" EAST 36.00 FEET;
THENCE NORTH 00°21'46" WEST 154.67 FEET;
THENCE SOUTH 89°38'14" WEST 37.00 FEET;
THENCE NORTH 00°21'46" WEST 41.33 FEET TO THE NORTHERLY LINE OF SAID LOT 68 AND THE SOUTHERLY RIGHT OF WAY LINE OF DATIL ROAD 60.00 FEET WIDE;
THENCE SOUTH 89°38'14" WEST ALONG SAID NORTHERLY LINE AND SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 28.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET;
THENCE WESTERLY 17.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°14'13";
THENCE SOUTH 79°24'00" WEST 41.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 70.00 FEET;
THENCE NORTHWESTERLY 68.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°39'24";
THENCE SOUTH 45°03'24" WEST ALONG A RADIAL LINE 23.32 FEET;
THENCE SOUTH 89°38'14" WEST 196.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 68;
THENCE SOUTH 00°04'13" EAST ALONG THE WESTERLY LINE OF SAID LOT 68 AND THE EASTERLY RIGHT OF WAY LINE OF ROBERT ROAD 66.00 FEET WIDE A DISTANCE OF 210.38 FEET;
THENCE SOUTH 46°25'46" EAST 33.33 FEET TO THE SOUTHERLY LINE OF SAID LOT 68 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID RAMON ROAD;
THENCE NORTH 89°38'14" EAST ALONG SAID SOUTHERLY LINE AND NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 340.00 FEET TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 90,575 SQUARE FEET OR 2.079 ACRES.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND BY REFERENCE MADE A PART HEREOF.



09-17-2009
MARK S. LAMOUREUX, P.L.S 5794
REGISTRATION EXPIRES JUNE 30, 2010
MSL JN 05031 EXHIBIT A BDY PCL A



EXHIBIT A
LEGAL DESCRIPTION


PARCEL B

THAT PORTION OF LOT 68 OF TRACT NO. 23558-1 AS SHOWN BY MAP IN BOOK 234, PAGES 70 THROUGH 75 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN SECTION 18, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 68;
THENCE SOUTH 89°38'14" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 68 AND THE NORTHERLY RIGHT OF WAY LINE OF RAMON ROAD 110.00 FEET WIDE A DISTANCE OF 260.48 FEET;
THENCE NORTH 00°21'46" WEST 43.00 FEET;
THENCE NORTH 89°38'14" EAST 36.00 FEET;
THENCE NORTH 00°21'46" WEST 154.67 FEET;
THENCE SOUTH 89°38'14" WEST 37.00 FEET;
THENCE NORTH 00°21'46" WEST 41.33 FEET TO THE NORTHERLY LINE OF SAID LOT 68 AND THE SOUTHERLY RIGHT OF WAY LINE OF DATIL ROAD 60.00 FEET WIDE;
THENCE NORTH 89°38'14" EAST ALONG SAID NORTHERLY LINE AND SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 262.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 68;
THENCE SOUTH 00°01'20" EAST ALONG THE EASTERLY LINE OF SAID LOT 68 A DISTANCE OF 239.00 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF APPROXIMATELY 56,897 SQUARE FEET OR 1.306 ACRES.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND BY THE REFERENCE MADE A PART HEREOF.


09-17-2009
MARK S. LAMOUREUX, P.L.S 5794
REGISTRATION EXPIRES JUNE 30, 2010
MSL JN 05031 EXHIBIT A BDY PCL B

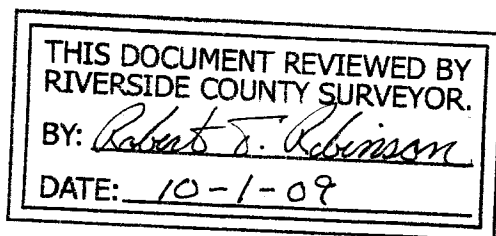


EXHIBIT B

APN 650-331-029

SHEET 1 OF 1

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

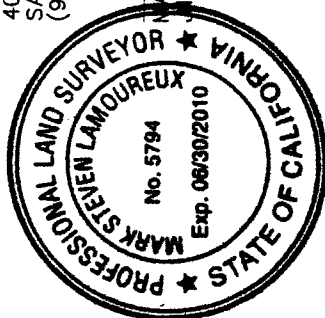
BY: *Robert S. Robinson*

DATE: 10-1-09

PREPARED BY

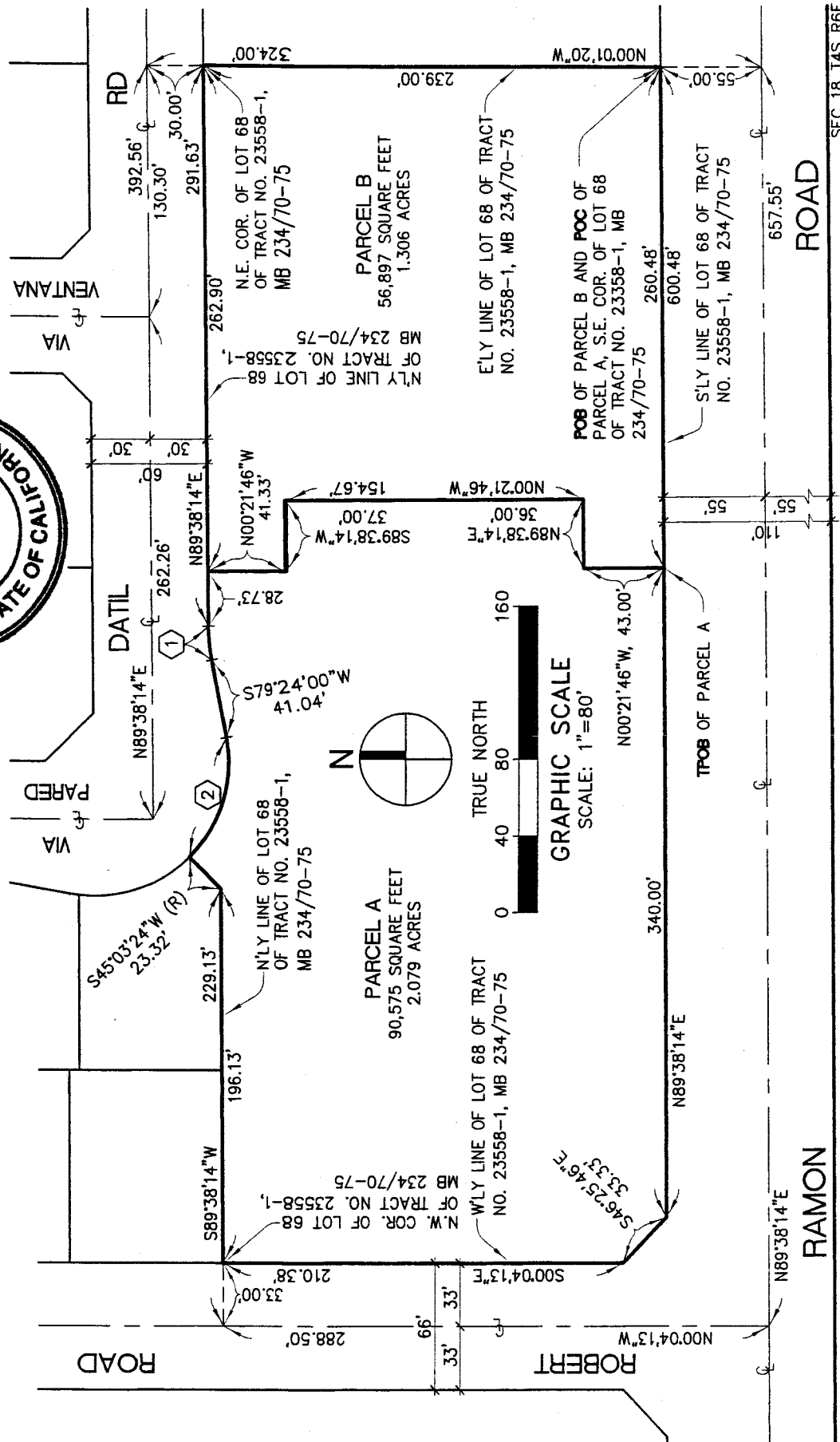
MARK S. LAMOUREUX, PRESIDENT, PE, PLS
MSL ENGINEERING, INC.
402 W. ARROW HWY, SUITE 4
SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

CURVE DATA TABLE			
NO.	Δ	RADIUS	LENGTH
(1)	10°14'13"	100.00'	17.87'
(2)	55°39'24"	70.00'	68.00'



Mark S. Lamoureux
MARK S. LAMOUREUX
05031-05031 Exhibit B Bdy.dwg
DATE: 09-17-09

PLOT DATE: 09-17-09



SEC 18 14S R6E SBM