

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

329



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 29, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-29, Notice of Intent to Sell Without Public Bidding.

RECOMMENDED MOTION: That the Board of Directors:

1. Hold a public hearing to hear comments on the proposed sale of property without public bidding;
2. Adopt RDA Resolution No. 2004-29, Notice of Intent to Sell without Public Bidding; and
3. Authorize and direct the Executive Director of the Agency to take the necessary actions and execute any related documents to complete this transaction.

BACKGROUND: The Agency has undertaken projects to facilitate redevelopment in the community of Highgrove. These projects have included the construction of the Highgrove Fire Station, Community Center and Park, and road improvements to Iowa Avenue and Center Street.

The County, after the Highgrove Landfill operation closure, set aside approximately 45.5 acres of surplus land to assist in the future (re)development of the area. The Agency recently accepted this surplus land to further redevelopment efforts. The Agency intends to sell the property, using the proceeds from the sale to replace the existing library in Highgrove. The Highgrove Library is undersized and currently utilizes a portable restroom to services its clients and staff.

[Signature]

Bradley J. Hudson, Executive Director

BJH:RZ:BJG:AMV:sj
S:\RealProperty\Real Property\DIST5\04-5-041.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No	
SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30 <input type="checkbox"/>
	Requires 4/5 Vote <input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature *Bhonda King*

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

Prev. Agn. Ref.: | **District:** 2 | **Agenda Number:** 1

4.5

**RDA RESOLUTION NO. 2004-29
NOTICE OF INTENT TO SELL WITHOUT PUBLIC BIDDING
(Fifth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside 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, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code (Community Redevelopment Law), the Agency began receiving tax increment from the 1986 Project Areas in January 1988, and continues to receive annual tax increment revenue; and

WHEREAS, pursuant to the provisions of Section 33431 of the Health and Safety Code, the Agency may, within a survey area or for purposes of redevelopment, sell any interest in real property without public bidding, but only after a public hearing; and

WHEREAS, said public hearing was held on July 13, 2004 at 9:30am in the meeting room of the Board of Supervisors, Riverside County, Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, in compliance with Section 33431 of the Health and Safety Code; and

WHEREAS, the Agency has negotiated a sales price of \$750,000.00 for 45.5 acres of land, more particularly described in Exhibit "A", attached hereto; and

WHEREAS, the sale of this property will not only assist the Agency in meeting its goal of eliminating blighting conditions and improving the Highgrove area, but will return tax exempt property to the tax rolls, said property being a portion of the former Highgrove Landfill Operation.

1 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors
2 of the County of Riverside, State of California, that certain real property located within
3 the County of Riverside, State of California, shown on Exhibit "A" attached to this
4 resolution, is to be sold for development purposes, and NOTICE IS HEREBY GIVEN
5 that it is the intention of the Board of Directors to sell said real property pursuant to the
6 provisions of Section 33430 and 33431 of the Health and Safety Code upon the
7 following term and conditions:

8 1. The nature of the property to be sold is 45.50 acres located in the
9 Highrove area, formerly part of the Highgrove Landfill Operation, County of Riverside,
10 State of California.

11 2. The buyer of the subject property is MRF-Groves Development, L.P.

12 3. The sales price for the property is \$750,000.00.

13 4. The agreement to sell the property shall be considered by the Board of
14 Directors on July 27, 2004, in the meeting room of the Board of Directors, County
15 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
16 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

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FORM APPROVED
COUNTY COUNSEL

JUL 01 2004

BY 
ASSISTANT COUNTY COUNSEL

EXHIBIT A

PARCEL 1

Being a portion of the South Half of Section 10, and the North Half of Section 15, Township 2 South, Range 4 West, San Bernardino Base and Meridian, located in the unincorporated territory of Riverside County, State of California, described as follows:

Beginning at the South Quarter Corner of Section 10 as shown on Record of Survey recorded in Book 96, pages 29 through 35, records of Riverside County, State of California.

Thence North $89^{\circ}21'29''$ West along the South line of said Section 10, a distance of 658.68 feet;
Thence North $00^{\circ}57'57''$ East, a distance of 197.28 feet to the beginning of a non-tangent curve concaved Southwesterly, having a radius of 1530.00 feet, to which a radial bears South $72^{\circ}41'33''$ West;

Thence Northwesterly along the arc of said curve, a distance of 163.80 feet, through a central angle of $06^{\circ}08'03''$, to a point on the Southerly Right of Way (R/W) line of Highgrove Pass Road;
Thence North $88^{\circ}07'47''$ East, a distance of 226.65 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 470 feet;

Thence Southeasterly along the arc of said curve, a distance of 175.74 feet, through a central angle of $21^{\circ}23'24''$;

Thence South $61^{\circ}17'00''$ East, a distance of 359.44 feet

Thence South $38^{\circ}30'10''$ East, a distance of 211.84 feet;

Thence South $23^{\circ}00'36''$ East, a distance of 742.17 feet;

Thence North $67^{\circ}08'38''$ East, a distance of 382.28 feet;

Thence South $31^{\circ}02'24''$ East, a distance of 714.53 feet;

Thence South $25^{\circ}22'56''$ East, a distance of 457.70 feet;

Thence South $83^{\circ}22'56''$ West, a distance of 794.26 feet;

Thence North $89^{\circ}12'52''$ West, a distance of 574.67 feet;

Thence North $00^{\circ}47'08''$ East, a distance of 401.99 feet;

Thence North $00^{\circ}47'08''$ East, a distance of 1242.14 feet to the point of Beginning.

TOGETHER WITH

The Northwest Quarter of Section 15, Township 2 South, Range 4 West, San Bernardino Base and Meridian lying Northeasterly of the centerline of Pigeon Pass Road, as shown on said Record of Survey book 96, pages 29 through 35, inclusive, records of Riverside County, California

Excepting there from that portion in the Eureka subdivision, as shown by map on file in book 4, page 67 of maps, records of Riverside County, California.

This Parcel 1 described above contains 45.50 acres.

See Exhibit B attached hereto and made part of this description.

PREPARED BY: _____

Imad Guirguis PLS L7353

Expires 12/31/05

