

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

410



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 29, 2004

**SUBJECT:** Adoption of RDA Resolution No. 2004-30, Authorization to Sell Without Public Bidding.

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt RDA Resolution No. 2004-30, Authorization to Sell Without Public Bidding;
2. Approve the Purchase and Sale Agreement with MRF-Groves Development;
3. Authorize and direct the Chairman of the Board to execute the conveyance document to MRF-Groves; and
4. 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. An agreement to sell the property to a MRF-Groves has been reached. MRF-Groves is in the process of developing adjacent land and will be providing much needed sewer services to the area. (Continued on Page 2.)

*Bradley J. Hudson*  
\_\_\_\_\_  
Bradley J. Hudson, Executive Director

BJH:RZ:BJG:AMV:sj  
S:\RealProperty\Real Property\DIST5\04-5-042.frm11.doc

<b>FINANCIAL DATA</b>	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

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

**County Executive Office Signature** *Bhonda King*

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

**Prev. Agn. Ref.:** \_\_\_\_\_ **District:** 5 **Agenda Number:** \_\_\_\_\_

4.1

**BACKGROUND** (continued)

Notice of the Agency's intention to sell this property without public bidding was completed and the necessary public hearing held. The Agency will be using a portion of 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.

2 **RDA RESOLUTION NO. 2004-30**  
3 **AUTHORIZATION TO SELL REAL PROPERTY FOR SPRING MOUNTAIN RANCH**  
4 **DEVELOPMENT**  
5 **(Fifth Supervisorial District)**

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

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

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the  
15 Agency began receiving tax increment from the 1986 Project Areas in January 1988,  
16 and continues to receive annual tax increment revenue; and

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

20 **WHEREAS**, the Agency has negotiated a sales price of \$750,000.00 for 45.5  
21 acres of surplus Highgrove Landfill property, more particularly described in Exhibit "A",  
22 attached hereto; and

23 **WHEREAS**, the sale of this property will not only assist the Agency in meeting its  
24 goal of eliminating blighting conditions, but will assist with the development of Spring  
25 Mountain Ranch, said development to provide needed sewer services to the Highgrove  
26 community; and

27 **WHEREAS**, this sale without public bidding was noticed as required, the public  
28 hearing having been held on July 13, 2004.

**NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the

1 Board of Directors of the Redevelopment Agency for the County of Riverside, State of  
2 California, in regular session assembled on July 27, 2004, as follows:

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

5 2. That the Redevelopment Agency for the County of Riverside is authorized  
6 to sell 45.5 acres located in the Highgrove communtiy.

7 3. That the Chairman of the Board of Directors is hereby authorized to  
8 execute any and all documents necessary to sell the real property to MRF-Groves  
9 Development, L.P.

10 4. That the Executive Director of the Redevelopment Agency is hereby  
11 authorized to take the necessary actions and execute any related documents to  
12 complete this sale.

13 /// FORM APPROVED  
COUNTY COUNSEL

14 /// JUL 01 2004

15 /// BY   
16 /// ASSISTANT COUNTY COUNSEL

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## 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.

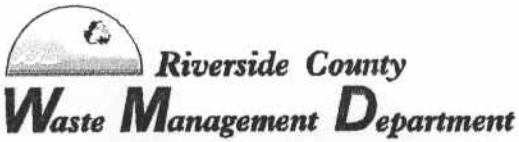
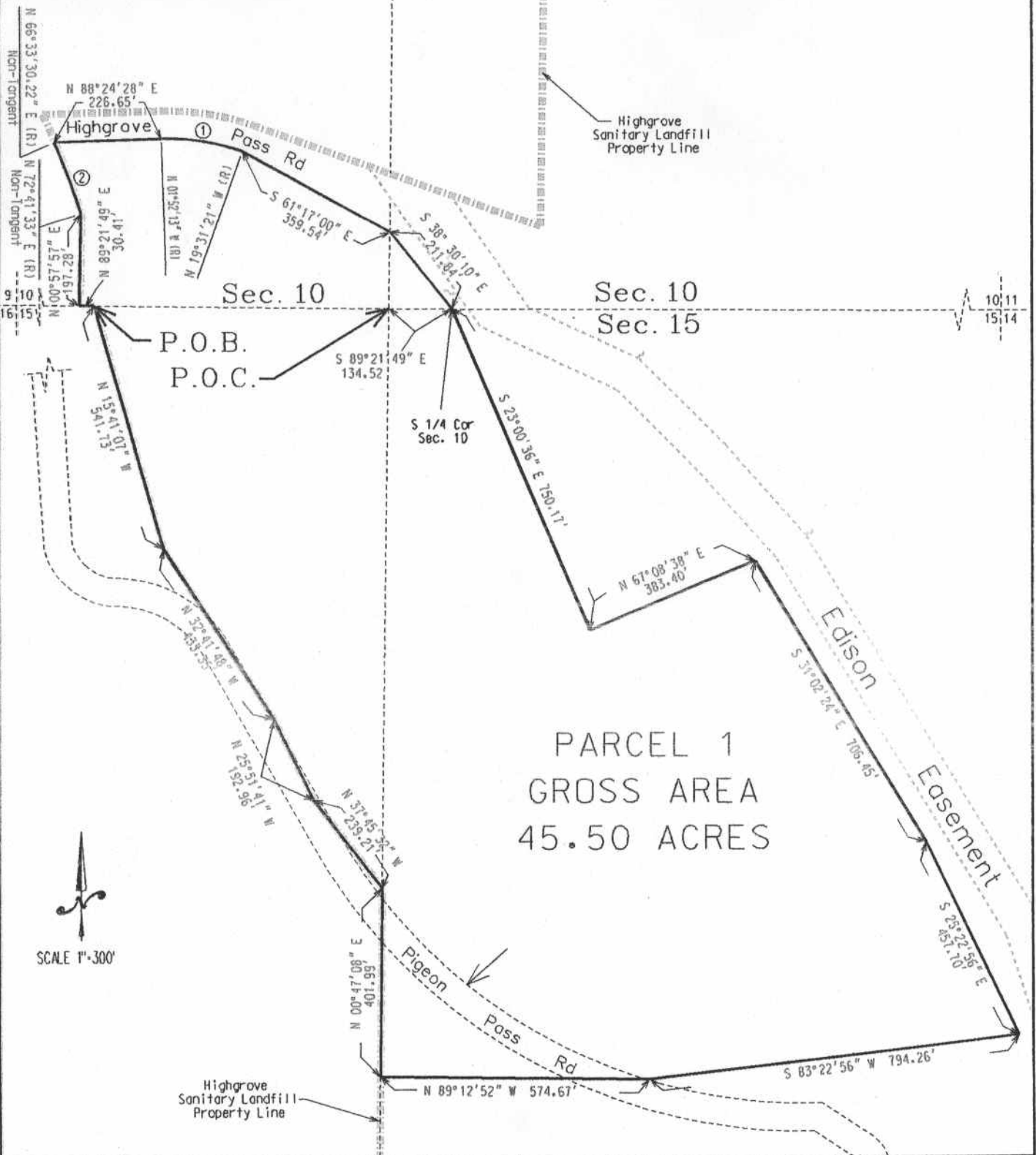
This Parcel 1 described above contains 45.50 acres.

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

PREPARED BY: \_\_\_\_\_  
Imad Guirguis PLS L7353  
Expires 12/31/05

CURVE DATA				
	Δ	R	T	L
①	21°23'34"	470.00	88.91'	175.74'
②	08°33'02"	1530.00	81.98'	163.80'

T2S, R4W, S.B.B. & M



Highgrove Sanitary Landfill

Exhibit "B"

File Directory:	[\\sls\high\spec\proj\spring mountain ranch\06-13-03_cadd files from lrc\map for hons 5-2001.dgn]	Date:	May 13, 2004
Photo Date:		Scale:	1"=300'