

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

864



FROM: Redevelopment Agency

SUBMITTAL DATE:
July 23, 2007

SUBJECT: Adoption of RDA Resolution Number 2007-034, Notice of Intent to Purchase Real Property – APNs 443-050-002, 003, 004, 022, 023, 024, 027, 028, 029, and 031 – 3rd Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-034, Notice of Intent to Purchase Real Property, APNs 443-050-002, 003, 004, 022, 023, 024, 027, 028, 029, and 031;
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 Section 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval an Assignment, Assumption, Amendment and Consent agreement between the Redevelopment Agency and Urban Housing Communities.

BACKGROUND: The Redevelopment Agency proposes to acquire approximately 6.52 acres of unimproved real property at fair market value, located in the North Hemet area. It is the Redevelopment Agency's desire to assemble sufficient land to develop affordable housing on this site. The proposed site is unimproved land located on Alessandro Street and State Street, between Oakland Avenue and Menlo Avenue. (continued on Page 2)

Deanna Lorson

RZ:DL:TE:JP:AG:CW:kw

Deanna Lorson, Deputy Executive Director for Robin Zimpfer, Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 3,270,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	NO
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Mid-County Project Area – Redevelopment Housing Set-Aside 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

- Policy
- Policy
- Consent
- Consent

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


Prev. Agn. Ref.: District: 3 **Agenda Number:**

COUNTY COUNSEL

JUL 24 2007
BY: Michelle Slack

Departmental Court (en.s)

BACKGROUND (continued): The contemplated project is a mixed use development consisting of predominantly affordable multi-family units. The project scope and development budget have not yet been fully developed. The development of the project will be contingent upon full CEQA compliance and development review.



2 RDA RESOLUTION NO. 2007- 034
3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY
4 APNs 443-050-002, 443-050-003, 443-050-004, 443-050-022, 443-050-023,
5 443-050-024, 443-050-027, 443-050-028, 443-050-029, and 443-050-031
6 North Hemet Crossing Project
7 Third Supervisorial District

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

13 **WHEREAS**, On December 22, 1987, the Riverside County Board of Supervisors
14 adopted a Redevelopment Plan by Ordinance No. 646 for a sub-area in the community
15 of North Hemet; and

16 **WHEREAS**, on May 11, 1999, the Riverside County Board of Supervisors by
17 Ordinance No. 786 merged several sub-areas in and around the Hemet area including
18 the North Hemet sub-area by adopting the Mid-County Redevelopment Plan (the
19 "Plan"), to form the Mid-County Project Area, hereinafter referred to as the "Project
20 Area;" and

21 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
22 Agency began receiving tax increment from the Project Area in January 1989, and
23 continues to receive annual tax increment revenue; and

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

27 **WHEREAS**, the Agency desires to assume the negotiated purchase price of
28 three-million two-hundred seventy-thousand dollars (\$3,270,000) for Assessor's Parcel
Numbers 443-050-002, 443-050-003, 443-050-004, 443-050-022, 443-050-023, 443-

1 050-024, 443-050-027, 443-050-028, 443-050-029, and 443-050-031 hereinafter the
2 "Property," more particularly described in Exhibit "A" attached hereto and made a part
3 hereof; and

4 **WHEREAS**, prior to closing escrow, the Agency will substantiate the purchase
5 price by obtaining an appraisal completed by the Agency; and

6 **WHEREAS**, based on their own appraisal Urban Housing Communities has
7 entered into a Standard Offer, Agreement and Escrow Instructions for Purchase of Real
8 Estate with Ralph L. Barnhart and Dorothy C. Barnhart, Trustees under Declaration of
9 Trust dated May 25, 1988 and an Option Agreement with John Wessman (collectively
10 the "Acquisition Agreements") for the Property; and

11 **WHEREAS**, Urban Housing Communities wishes to assign said Acquisition
12 Agreements to Agency in exchange for a Memorandum of Understanding including
13 Exclusive Right to Negotiate with Agency for the development of the Property; and

14 **WHEREAS**, the Property is approximately 6.52 acres of unimproved land and
15 therefore relocation assistance will not be required; and

16 **WHEREAS**, the Property is located within the Project Area; and

17 **WHEREAS**, the acquisition of the Property will assist in implementing the Plan
18 for the Project Area and will help eliminate economic blighting conditions within the
19 Project Area; and

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

23 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
24 the Redevelopment Agency for the County of Riverside, State of California, that certain
25 real property located within the County of Riverside, State of California, described in
26 Exhibit "A" attached to this resolution, is desired by Agency for redevelopment purposes
27 and NOTICE IS HEREBY GIVEN that it is the intention of the Board of Directors to
28 purchase said real property pursuant to the provisions of Section 33391 of the Health

1 and Safety Code, upon the following terms and conditions:

2 1. The purchase price of the Property is \$3,270,000 based on an
3 independent fee appraisal report.

4 2. The total acreage being acquired is approximately 6.52 acres through an
5 assignment of an existing Standard Offer, Agreement and Escrow Instructions for
6 Purchase of Real Estate and an Option Agreement.

7 3. The Agency will assume an existing Standard Offer, Agreement and
8 Escrow Instructions for Purchase of Real Estate and an Option Agreement by and
9 between Urban Housing Communities and Ralph L. Barnhart and Dorothy C. Barnhart,
10 Trustees and John Wessman

11 4. As consideration for said assignment, the Agency intends to enter into a
12 Memorandum of Understanding with Urban Housing Communities for a right to
13 negotiate the development of the Property.

14 5. That the Assumption, Amendment and Consent agreement to purchase
15 the Property shall be considered by the Board of Directors on September 4, 2007, in the
16 meeting room of the Board of Directors, County Administrative Center, 4080 Lemon
17 Street, 1st Floor, Riverside, California, 92501-3656, at 9:00 AM, or as soon thereafter
18 as the agenda of the Board permits.

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

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FORM APPROVED
COUNTY COUNSEL

JUL 24 2007



Exhibit "A"

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, CALIFORNIA;

EXCEPT THE EASTERLY 30 FEET FOR ROAD PURPOSES;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 AS SHOWN BY ASSESSOR'S MAP NO. 24, ON FILE IN ASSESSOR'S MAP BOOK 1, PAGE 29, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING A POINT ON THE WESTERLY LINE OF STATE STREET AS SHOWN ON SAID MAP; THENCE SOUTH 0° 03' 10" WEST ALONG SAID WESTERLY LINE OF STATE STREET, A DISTANCE OF 352.50 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY RECTANGULAR 142.5 FEET OF LOT 4 AS SHOWN ON SAID ASSESSOR'S MAP NO. 24;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 4, A DISTANCE OF 10.64 FEET;

THENCE NORTH 0° 13' 46" WEST, A DISTANCE OF 352.50 FEET TO THE NORTHERLY LINE OF SAID LOT 2;

THENCE EASTERLY ALONG SAID NORTHERLY LINE OF LOT 2, A DISTANCE OF 12.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EASTERLY 85.00 FEET OF THE SOUTHERLY 82.5 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EASTERLY 85.00 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, CALIFORNIA;

EXCEPT THE SOUTHERLY 142.5 FEET;

Exhibit "A"

ALSO EXCEPT THE EASTERLY 30 FEET FOR ROAD PURPOSES;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 AS SHOWN BY ASSESSOR'S MAP NO. 24, ON FILE IN ASSESSOR'S MAP BOOK 1, PAGE 29, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA BEING A POINT ON THE WESTERLY LINE OF STATE STREET AS SHOWN ON SAID MAP; THENCE SOUTH $0^{\circ} 03' 10''$ WEST, ALONG SAID WESTERLY LINE OF STATE STREET, A DISTANCE OF 352.50 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY RECTANGULAR 142.5 FEET OF LOT 4 AS SHOWN ON SAID ASSESSOR'S MAP NO. 24;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF LOT 4, A DISTANCE OF 10.64 FEET;

THENCE NORTH $0^{\circ} 13' 46''$ WEST, A DISTANCE OF 352.50 FEET TO THE NORTHERLY LINE OF LOT 2;

THENCE EASTERLY ALONG SAID NORTHERLY LINE OF LOT 2, A DISTANCE OF 12.37 FEET TO THE POINT OF BEGINNING.

THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, CALIFORNIA; TOGETHER WITH THE SOUTHERLY 45 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SAN DIEGO, CALIFORNIA;

EXCEPT THE WESTERLY 30 FEET FOR ROAD PURPOSES;

ALSO EXCEPT THE SOUTH 100 FEET OF THE WEST 200 FEET.

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY THE SURVEY OF THE PARTITION OF THE RANCHO SAN JACINTO VIEJO AND PLAT OF SAID PARTITION ON FILE IN THE OFFICE OF THE COUNTY OF SAN DIEGO, CALIFORNIA;

EXCEPT THE WESTERLY 30 FEET FOR ROAD PURPOSES;

ALSO EXCEPT THE SOUTHERLY 45 FEET.

Exhibit "A"

THE WEST 200 FEET OF THE SOUTH 100 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN UPON THE MAP OF THE PARTITION OF RANCHO SAN JACINTO VIEJO MADE UNDER DECREE OF THE SUPERIOR COURT OF THE COUNTY OF SAN DIEGO, DATED MARCH 9, 1882.

APN: 443-050-004 and 443-050-021 and 443-050-022 and 443-050-023 and 443-050-003-5 and 443-050-024 and 443-050-027 and 443-050-002-4

Exhibit "A"

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY;

EXCEPTING THEREFROM AN EASEMENT IN FAVOR OF THE PUBLIC OVER THE WESTERLY 30 FEET THEREOF INCLUDED IN PUBLIC HIGHWAY.

SAID PROPERTY IS ALSO SHOWN AS LOTS 22 AND 23 ON ASSESSOR'S MAP NO. 24 ON FILE IN BOOK 1 PAGE 29, OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP OF PARTITION OF RANCHO SAN JACINTO VIEJO IN THE PARTITION DECREE OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, DATED MARCH 9, 1882 AND RECORDED IN BOOK 43 PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE EASTERLY 45 FEET;

ALSO EXCEPTING THEREFROM THE NORTHERLY 30 FEET.

SAID PROPERTY IS ALSO SHOWN AS LOTS 24 AND 25 AND A PORTION OF LOT 26 ON ASSESSOR'S MAP NO. 24 ON FILE IN BOOK 1 PAGE 29, OF ASSESSOR'S MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

APN: 443-050-028-8 (Affects: A portion of Parcel 1), 443-050-029-9 (Affects: A portion of Parcel 1) and 443-050-031-0 (Affects: Parcel 2)

