

522

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 15, 2007

SUBJECT: RDA Resolution No. 2007-028, Authorization to Purchase County Owned Surplus Real Property from the County of Riverside, APN 456-020-010 – District 3

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-028, Authorization to Purchase County Owned Surplus Real Property from the County of Riverside, APN 456-020-010;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this Transaction;
4. Authorize the expenditure of up to \$446,000 from the Redevelopment Capital Improvement Funds; and
5. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND: (continued on page 2)

RZ:DL:TE:JP:AMG:CW:ag

S:\RealProperty\Real Property\DIST3\07-3-050.Fm11.doc

Robin Zimpfer
Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$446,000	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: YES

SOURCE OF FUNDS: Redevelopment Capital Improvement Funds, Airports Sub-Area	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

FORM APPROVED COUNTY COUNSEL
DATE 9/27/07
BY: MICHELLE CLACK
Departmental Concurrence
Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 3

Agenda Number:

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4.1

October 15, 2007

Page 2

BACKGROUND:

The Redevelopment Agency for the County of Riverside, hereinafter the "Agency," has adopted a Redevelopment Plan for the Desert Communities Redevelopment Project Area, hereinafter the "Redevelopment Project Area," which composed of several non-contiguous sub-areas, including the Airport Sub-Areas.

In 2002, the County of Riverside, hereinafter the "County," owner and sponsor of the Hemet Ryan Airport, and the City of Hemet concluded an agreement regarding the transfer of property that would serve as the future site for a permanent Fire Station, hereinafter the "Project."

In 2005, the City of Hemet in conjunction with the Agency constructed and completed the Project and approximately 2.56 acres remained unused. The land is vacant and zoned industrial land, and is also known as APN 456-020-010. It has been determined to have no aviation purposes, and is surplus to airports and County's needs.

The construction of the Project helped to facilitate the economic development and redevelopment of the airport sub areas by ensuring the continued presence of fire protection and emergency medical services at Hemet-Ryan Airport.

It is proposed that the Redevelopment Agency develop and/or market the Property to help create job opportunities within the Redevelopment Project Area.

Staff recommend that the Property be sold to the Agency at \$446,000. The sale price represents the market value of the property based on an independent fee appraisal.

EXHIBIT 'A'
LEGAL DESCRIPTION

BEING A PORTION OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, SAID CORNER BEING THE CENTERLINE INTERSECTION OF STETSON AVENUE (HAVING A NORTHERLY HALF-WIDTH OF 30.00 FEET) AND CAWSTON AVENUE (HAVING A WESTERLY HALF-WIDTH OF 25.00 FEET), AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 53, PAGE 15, OF RECORDS OF SURVEY, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

TENCE N 00°41'51" E, ALONG THE EASTERLY LINE OF SAID SECTION 18 AND THE CENTERLINE OF SAID CAWSTON AVENUE, A DISTANCE OF 596.83 FEET;

TENCE N 89°18'09" W, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAWSTON AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED APRIL 14, 2004, AS INSTRUMENT NUMBER 269563, RECORDS OF SAID RECORDER;

TENCE S 67°04'38" W ALONG THE NORTHWESTERLY LINE OF SAID INSTRUMENT NUMBER 269563, A DISTANCE OF 676.88 FEET TO THE NORTHWESTERLY CORNER THEREOF;

TENCE S 00°41'51" W, ALONG THE WESTERLY LINE OF SAID INSTRUMENT NUMBER 269563, A DISTANCE OF 227.76 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED FEBRUARY 21, 1995, AS INSTRUMENT NUMBER 53157, RECORDS OF SAID RECORDER;

TENCE N 89°24'13" W ALONG SAID NORTHERLY LINE OF INSTRUMENT NUMBER 53157, A DISTANCE OF 599.29 FEET TO AN ANGLE POINT THEREIN;

TENCE N 00°35'47" E CONTINUING ALONG THE BOUNDARY OF SAID INSTRUMENT NUMBER 53157, A DISTANCE OF 10.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY DEED RECORDED OCTOBER 30, 1975, AS INSTRUMENT NUMBER 134705, RECORDS OF SAID RECORDER;

TENCE N 67°04'38" E ALONG SAID SOUTHEASTERLY LINE OF INSTRUMENT NUMBER 134705, A DISTANCE OF 1330.98 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF CAWSTON AVENUE;

TENCE S 00°41'51" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CAWSTON AVENUE, A DISTANCE OF 43.66 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 111,522 SQUARE FEET, OR 2.560 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

M. Teich

DATE: _____

9-27-07

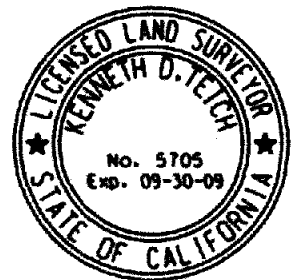
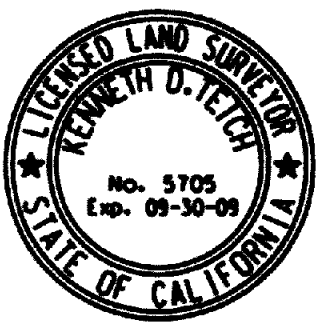
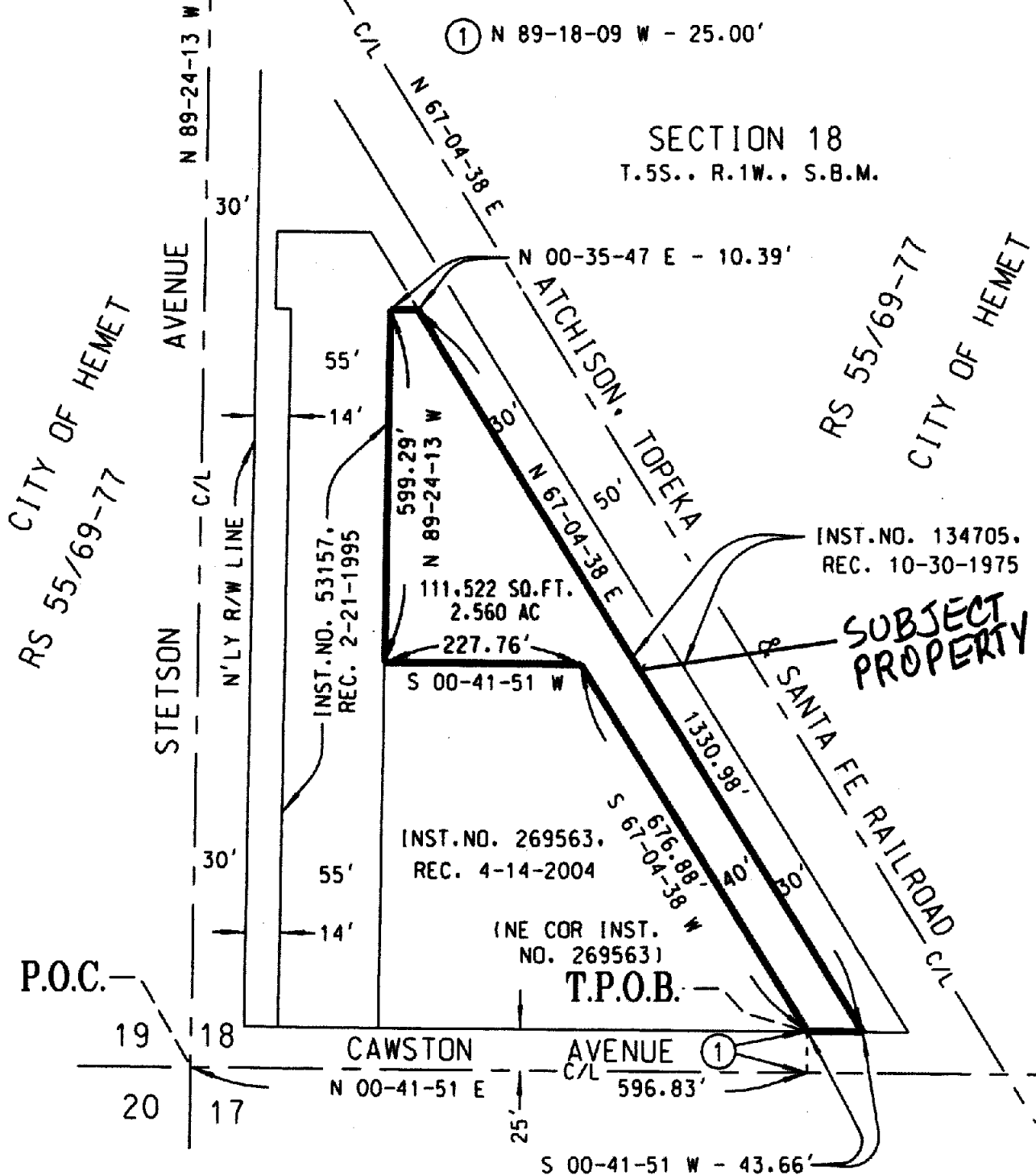
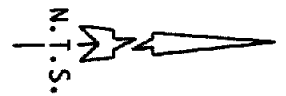


EXHIBIT "B"



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: N/A
PROJECT: VALLEY WAY & ARMSTRONG ROAD	PREPARED BY: DDD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
APPROVED BY: <i>[Signature]</i> DATE: 9-27-07	DATE: SEPTEMBER, 2007
	SHEET 1 OF 1 SHEET

**RDA RESOLUTION NO. 2007-028
AUTHORIZATION TO PURCHASE SURPLUS REAL PROPERTY
FROM THE COUNTY OF RIVERSIDE APN 456-020-010
(Third Supervisorial District)**

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

WHEREAS, the Agency also adopted a Redevelopment Plan for the Desert Communities, hereinafter the "Plan," which consists of several non-contiguous sub-areas, including the Airport Sub-Areas, hereinafter the "Sub- Area"; and

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

WHEREAS, pursuant to the provisions of the Community Redevelopment Law, Section 33396 of the Health and Safety Code, the Agency may acquire any interest in surplus real property; and

WHEREAS, the Agency has agreed to purchase Assessor's Parcel Number 426-020-010 hereinafter the "Property," more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, based on an independent appraisal report, the Agency has agreed to the purchase price of Four Hundred Forty Six Thousand Dollars (**\$446,000**) hereinafter the "Purchase Price," which is consistent with the values in the surrounding

1 areas; and

2 **WHEREAS**, the Property will be conveyed from the County of Riverside,
3 hereinafter the "County," to the Agency pursuant to Government Code Sections 23004
4 and 25365; and

5 **WHEREAS**, the County is the owner and sponsor of the Hemet Ryan Airport,
6 hereinafter the "HRA;" and

7 **WHEREAS**, the Property is a vacant industrial parcel consisting of approximately
8 2.56 acres that has been determined to have no aviation purposes, therefore surplus to
9 the HRA and County's needs; and

10 **WHEREAS**, the purchase of the Property will assist the Agency in accomplishing
11 the objectives and goals of the Plan as well as its' revitalization efforts within the
12 unincorporated areas of Riverside County; and

13 **WHEREAS**, the purchase of the Property by the Agency from the County will
14 enable the Agency to market the Property for future development, to help create job
15 opportunities, and to stimulate economic growth within the Desert Communities
16 Redevelopment Project Areas, hereinafter the "Project Area," which is composed of
17 several non-contiguous sub-areas including the Airport Sub-Area on which the Property
18 is located.

19 **NOW THEREFORE, BE IT RESOLVED AND ORDERED** by the Board of
20 Directors of the Redevelopment Agency for the County of Riverside, State of California,
21 in regular session assembled on October 23, 2007, as follows:

22 1. That the Board of Directors hereby finds and declares that the above
23 recitals are true and correct;

24 2. That the Redevelopment Agency for the County of Riverside is authorized
25 to acquire real property in the Desert Communities Redevelopment Project Area
26 including the Airport Sub-Areas;

27 3. That the Chairman of the Board of Directors is hereby authorized to
28 execute any and all documents necessary to purchase the real property from the

1 County of Riverside;

2 4. That the Executive Director of the Redevelopment Agency or designee is
3 hereby authorized to execute and take all necessary steps to implement the Acquisition
4 Agreement including signing subsequent, necessary related documents to complete this
5 transaction;

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FORM APPROVED COUNTY COUNSEL

BY: *Michelle Clack* 9/27/07
MICHELLE CLACK DATE

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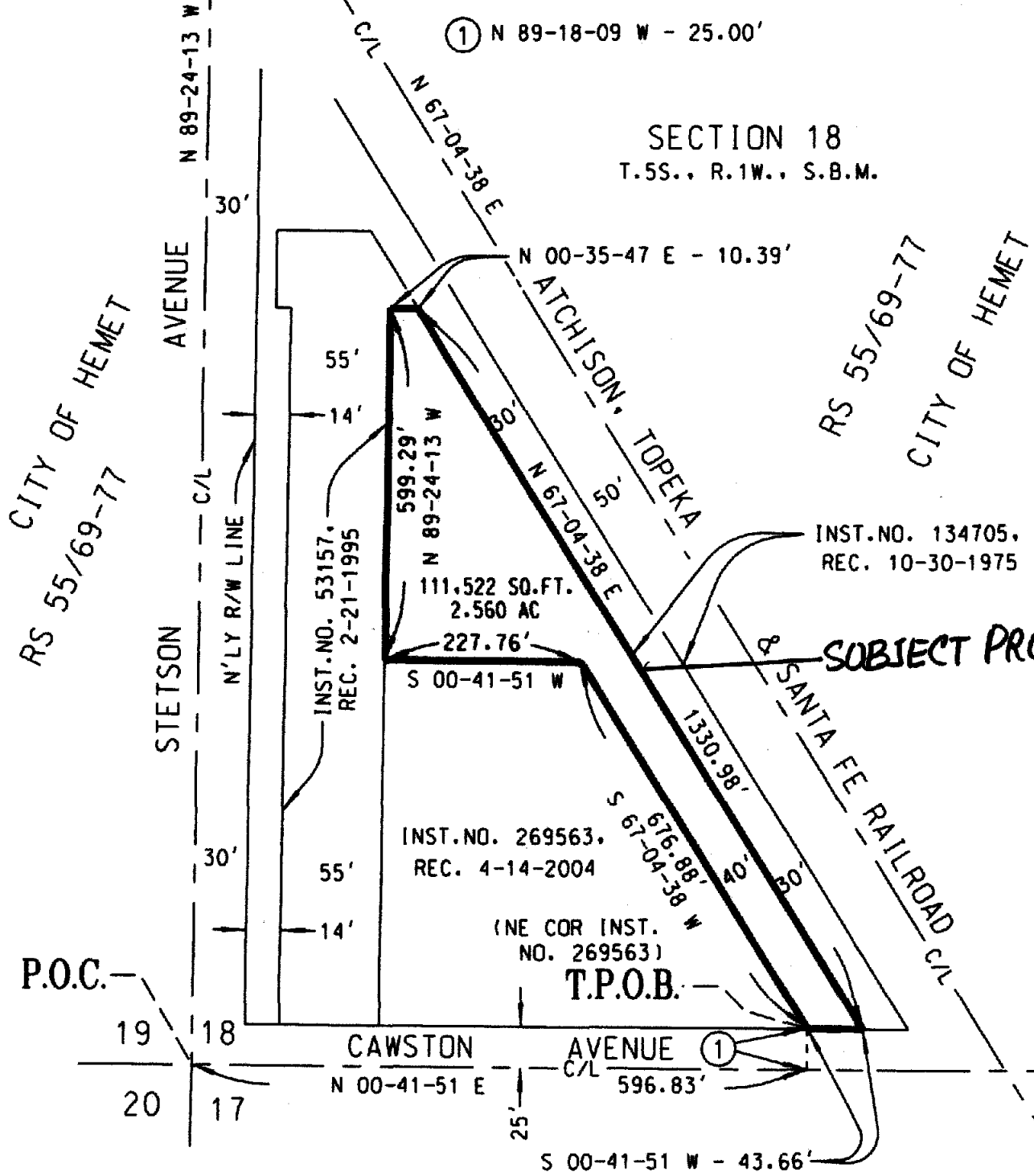
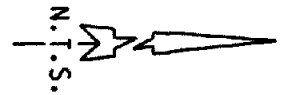
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APPROVED BY: _____

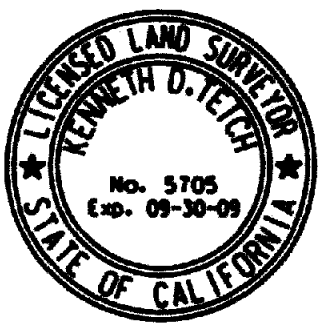
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EXHIBIT "B"



SUBJECT PROPERTY



COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: N/A
PROJECT: VALLEY WAY & ARMSTRONG ROAD	PREPARED BY: DDD
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