

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

8526



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
January 31, 2008

**SUBJECT:** RDA Resolution No. 2008-015, Authorization to Purchase Real Property in the Unincorporated Highgrove Area of Riverside County – APN's 257-180-014 and 257-180-016 – 5<sup>th</sup> Supervisorial District

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

1. Adopt Resolution No. 2008-015, Authorization to Purchase Real Property within the unincorporated Highgrove Area of Riverside County;
2. Approve the Acquisition Agreement between the Agency and the County of Riverside and authorize the Chairman to execute said agreement;
3. Authorize the Executive Director, or designee to execute all necessary and relevant documents to complete this transaction; and
4. Approve the acceptance of \$464,000 from Economic Development Agency Funds for the purchase of APN's 257-180-014 and 257-180-016.

**BACKGROUND:** On January 29, 2008, Item No. 4.6, the Board adopted Resolution No. 2008-013, approving the intent to purchase APN's 257-180-014 and 257-180-016. The Agency, in concert with the County over the past few years has undertaken projects to facilitate redevelopment in the community of Highgrove. Projects undertaken by the Agency have included the Highgrove Fire Station, Community Center and Park, and beautification projects on Iowa and Center Streets. The County, after closure of the Highgrove Sanitary Landfill, set aside approximately 70 acres of surplus land to assist in the future redevelopment of the area. The purchase of the surplus land by the Agency will assist in the orderly development and growth of this community. The cost of the acquisition will be the appraised value of \$455,000 plus \$9,000 miscellaneous costs.

*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

RZ:DL:TE:JP:kw

S:\RealProperty\Real\_Property\District Projects\Dist 5\Eastbridge Highgrove Landfill\Project\RDA FM11AUTH 015 #4.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 464,000	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

<b>SOURCE OF FUNDS:</b> Economic Development Agency 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**

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.: 1/29/08, 4.6, 4.7 and 12.1

District: 5

Agenda Number:

**4.5**

FORM APPROVED COUNTY COUNSEL  
BY: *Joe S. Rank*  
DATE: 1/31/08  
Departmental Concurrence

2 **RDA RESOLUTION NO. 2008-015**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY**  
4 **IN THE UNINCORPORATED HIGHGROVE AREA OF RIVERSIDE COUNTY**  
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  
Code (commencing with Section 33000 et seq.); and

10 **WHEREAS**, on November 24, 1998, the Riverside County Board of Supervisors  
11 adopted Ordinance No. 843 approving the redevelopment plan, hereinafter the "Plan,"  
12 for the I-215 Corridor Project Area, hereinafter referred to as "Project Area"; and

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

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

19 **WHEREAS**, the Agency has based on an independent fee appraisal report,  
20 negotiated a purchase price of \$455,000 for Assessor's Parcel Numbers 257-180-014  
21 and 257-180-016, hereinafter the "Property," and approximately \$9,000 for  
22 miscellaneous costs, more particularly described in Exhibit "A", attached hereto and  
23 incorporated herein by reference; and

24 **WHEREAS**, the Property is located within the Agency's Survey Area; and

25 **WHEREAS**, the purchase of this property will assist with economic development  
26 within the Highgrove community that will benefit the Project Area; and

27 **WHEREAS**, prior to using the Property for the purposes described in the Plan,  
28 the Agency understands and agrees to fully comply with the California Environmental

1 Quality Act.

2 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors  
3 of the Redevelopment Agency for the County of Riverside, State of California, in regular  
4 session assembled on February 5, 2008, as follows:

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

7 2. That the Redevelopment Agency for the County of Riverside is authorized  
8 to purchase real property in the unincorporated area of Highgrove, County of Riverside.

9 3. That the Chairman of the Board of Directors is hereby authorized to  
10 execute any and all documents necessary to purchase the real property from the  
11 County of Riverside.

12 4. That the Executive Director of the Redevelopment Agency or designee is  
13 hereby authorized to take the necessary actions and execute any related documents to  
14 complete this purchase.

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FORM APPROVED COUNTY COUNSEL  
BY: [Signature] 1/31/08  
JOHN S. RANK

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel "A"**

In the Unincorporated Territory of the County of Riverside, State of California, being that portion of the northeast quarter of Section 15, Township 2 South, Range 4 West, San Bernardino Meridian, as shown on Record of Survey recorded in Book 96, Pages 29 through 35, inclusive, of Records of Survey, in the office of the County Recorder of said county, described as follows:

**BEGINNING** at the southeast corner of said northeast quarter;

**THENCE** along the easterly line of said northeast quarter North 00°40'55" West 1799.49 feet;

**THENCE** leaving said easterly line South 89°19'05" West 733.00 feet;

**THENCE** South 00°40'55" East 1024.50 feet;

**THENCE** South 89°19'05" West 93.24 feet to the easterly line of the electrical easement in favor of Southern California Edison Company as described by Instrument No. 1999-295036, Official Records of said county.

**THENCE** along said easterly line South 34°16'51" East 876.98 feet;

**THENCE** leaving said easterly line North 12°59'08" East 48.97 feet;

**THENCE** North 48°22'54" East 73.87 feet;

**THENCE** North 60°16'04" East 33.35 feet;

**THENCE** North 71°59'39" East 36.22 feet;

**THENCE** North 89°02'16" East 41.29 feet;

**THENCE** South 61°06'13" East 43.07 feet;

**THENCE** South 37°33'03" East 47.42 feet;

*Revised:* February 1, 2008  
January 31, 2008  
WO No. 3177-3X  
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H&A Legal No. 7122  
By: R. Williams  
Checked By: J. Lentijas

**THENCE** South 05°10'15" East 45.32 feet;

**THENCE** South 02°01'20" West 59.25 feet to the southerly line of said northeast quarter;

**THENCE** along said southerly line South 88°21'39" East 101.97 feet to the **POINT OF BEGINNING**;

Containing 26.59 acres more or less.

**Parcel "B"**

In the Unincorporated Territory of the County of Riverside, State of California, being that portion of the northeast quarter of Section 15, Township 2 South, Range 4 West, San Bernardino Meridian, as shown on Record of Survey recorded in Book 96, Pages 29 through 35, inclusive, of Records of Survey, in the office of the County Recorder of said county, described as follows:

**BEGINNING** at the southwest corner of said northeast quarter;

**THENCE** along the westerly line of said northeast quarter North 00°47'17" East 1038.31 feet to the southerly boundary of the land described in Grant Deed to MRF-Groves Development, L.P., a Texas Limited Partnership, recorded as Instrument No. 2004-0960063, Official Records of said county;

**THENCE** along said southerly boundary South 89°12'43" East 574.94 feet and

North 83°23'05" East 775.79 feet;

**THENCE** leaving said boundary South 34°44'45" East 198.77 feet to the westerly line of the electrical easement in favor of Southern California Edison Company as described in Instrument No. 1999-295036 of said Official Records;

**THENCE** along said westerly line the following ten courses:

South 17°55'48" East 104.049 feet,

South 34°16'51" East 35.93 feet,

South 63°53'43" West 6.31 feet,

*Revised:* February 1, 2008  
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Page 2 of 3  
H&A Legal No. 7122  
By: R. Williams  
Checked By: J. Lentejas

South 26°06'17" East 4.00 feet,

North 63°53'43" East 6.89 feet,

South 34°16'51" East 32.57 feet,

South 63°35'07" West 46.62 feet,

South 26°24'53" East 4.00 feet,

North 63°35'07" East 47.17 feet and

South 34°16'51" East 1034.82 feet to the southerly line of said northeast quarter;

**THENCE** along said southerly line North 88°21'39" West 2131.98 feet to the **POINT OF BEGINNING**;

**EXCEPT** therefrom any portion lying within Pigeon Pass Road as shown on said Record of Survey.

Containing 43.41 acres more or less.

Both as shown on Exhibit "B," attached hereto and made a part of hereof.

*Rory S. Williams*

Rory S. Williams, L. S. No 6654

License Expires: December 31, 2009

Date: 2/01/08



Revised: February 1, 2008

January 31, 2008

WO No. 3177-3X

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H&A Legal No. 7122

By: R. Williams

Checked By: J. Lentijas

# EXHIBIT "B"

Sketch to Accompany Legal Description

10 11  
15 14

SECTION 15

GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY, INST. NO. 1999-295036, O.R.

GRANT DEED TO MRF-GROVES DEVELOPMENT, L.P., INST. NO. 2004-0960063, O.R.

T. 2 S., R. 4 W.,



PARCEL "B"

PARCEL "A"

PIGEON PASS RD

N00°47'17"E 1038.31'

P.O.B. PARCEL "B"

N88°21'39"W 2131.98'

SEE DETAIL "A" IN SHEET 2

N00°40'55"W 1799.49'

P.O.B. PARCEL "A"

S88°21'39"E 101.97'

S89°19'05"W 733.00'

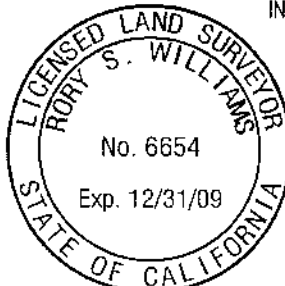
S00°40'55"E 1024.50'

S89°12'43"E 574.94'  
N83°23'05"E 775.79'  
S34°44'45"E 198.77'  
S17°55'48"E 104.05'

SEE DETAIL "B" IN SHEET 2

S89°19'05"W 93.24'

S34°16'51"E 1034.82'  
S34°16'51"E 876.98'



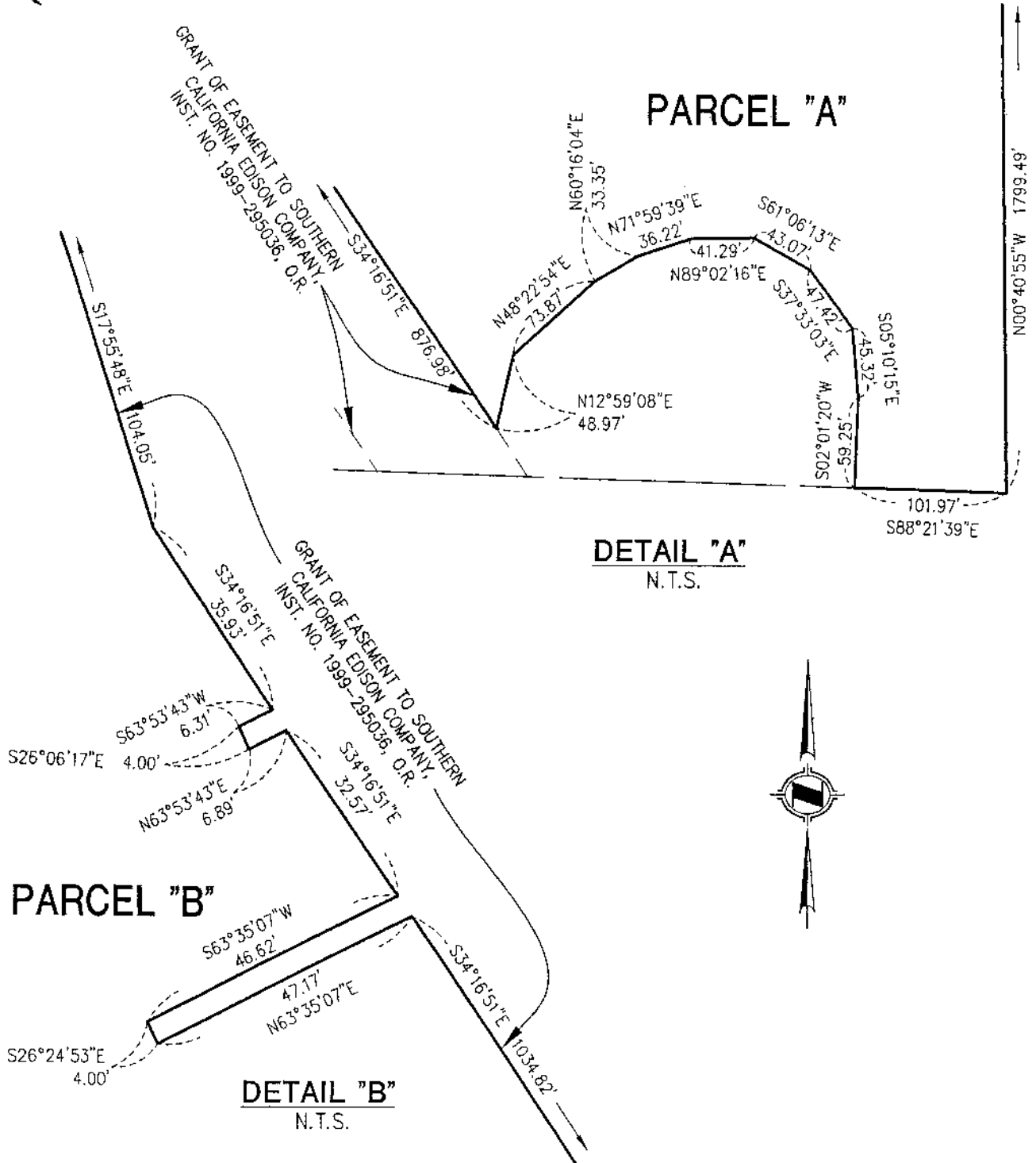
*Rory S. Williams* 2/1/08  
Rory S. Williams, L.S. 6654  
My License Expires 12/31/09


PORTION OF NE 1/4 OF SEC. 15, T. 2 S., R. 4 W., S.B.M.

<b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759		<b>LEGAL DESCRIPTION</b> UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA	
DATE: 1-31-08	REV. DATE: 2-1-08	DWG By: J.LENTEJAS	ck'd By: R. WILLIAMS
l:\spring mountain ranch\LD\7122\SHT01.dwg		SCALE: 1"=500'	W.O. 3177-5T
		H&A LEGAL No. 7122	SHEET 1 OF 2

# EXHIBIT "B"

Sketch to Accompany Legal Description



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DATE: 1-31-08	REV. DATE: 2-1-08	DWG. By: J.LENTEJAS	CHK'd By: R. WILLIAMS
i:\spring mountain ranch\LD\7122\SHT02.dwg		SCALE: 1"=100'	W.O. 3177-5T
		H&A LEGAL No. 7122	SHEET 2 OF 2