

952



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
February 26, 2008

SUBJECT: Adoption of RDA Resolution No. 2008-009, Notice of Intent to Purchase Real Property within the Home Gardens Sub Area, APNs 135-022-003, 135-022-028, and 135-022-030, Second District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-009, Notice of Intent to Purchase Real Property in the Home Gardens Sub Area, within the unincorporated area of the County of Riverside;
2. Authorize the Clerk of the Board to give notice of this proposed purchase 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 acquisition agreement between the Redevelopment Agency and Hsu Cheng Pao Huang.

BACKGROUND: The Agency, in its continuing commitment to enhance community development throughout the County, desires to purchase the subject parcels identified as Assessor's Parcel Numbers 135-022-003, 135-022-028, and 135-022-030, located within the Home Gardens Sub Area in the unincorporated area of Riverside County. (continued on page 2)

Reviewed by
C.P. TEAM
Christopher Hans
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
DATE: 2/11/08
MICHELLE CLACK

Deanna Lorson

RZ:DL:TE:JMP:DASC:JFM:kh

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

S:\RealProperty\Real Property\District Projects\Dist 2\Home Gardens Code Enforcement\Project\Form 11_Res\07-2-303_fm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 545,000 plus escrow fees	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: 1-1986 Redevelopment Capital Improvement Funds; Home Gardens Subarea.	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

Consent

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

4.7

2 RDA RESOLUTION NO. 2008-009
3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE
4 HOME GARDENS SUB AREA OF REDEVELOPMENT PROJECT AREA 1-1986
5 Second 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, the Riverside County Board of Supervisors adopted redevelopment
12 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities and the I-215 Corridor, as amended, hereinafter the "Project Areas"; and

14 WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the
15 Agency began receiving tax increment from the Project Areas in January 1988, and
16 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 Home Gardens Sub-Area is located within Redevelopment
21 Project Area No. 1-1986, hereinafter the "Sub-Area"; and

22 WHEREAS, the Agency has, based on an independent fee appraisal report,
23 negotiated a purchase price of \$545,000 for Assessor's Parcel Numbers 135-022-003,
24 135-022-028, and 135-022-030, hereinafter the "Property", and more particularly
25 described in Exhibit "A", attached hereto and incorporated herein; and

26 WHEREAS, the Property is located within the Sub-Area; and

27 WHEREAS, the acquisition of the Property will assist in implementing the
28 redevelopment plan for the Sub-Area, hereinafter "the Plan", and will help eliminate
physical blighting conditions within the Sub-Area; and

1 **WHEREAS**, prior to using the Property for the purposes described in the Plan,
2 the Agency understands and agrees to fully comply with the California Environmental
3 Quality Act.

4 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
5 the Redevelopment Agency for the County of Riverside, State of California, that certain
6 real property located within the County of Riverside, State of California, shown on
7 Exhibit "A", is desired by Agency for redevelopment purposes and NOTICE IS HEREBY
8 GIVEN that it is the intention of the Board of Directors to purchase said real property
9 pursuant to the provisions of Section 33391 of the Health and Safety Code upon the
10 following term and conditions:


11 1. The nature of the property to be purchased is vacant commercial land,
12 totaling approximately 20,908 sq. ft., or 0.48 acres, and located at Magnolia and Ellis
13 Road, in the unincorporated area of the County of Riverside, State of California.

14 2. The seller of the subject property is Hsu Cheng Pao Huang.

15 3. The purchase price of the property is \$545,000.

16 4. The agreement to purchase the property shall be considered by the Board
17 of Directors on March 25, 2008 in the meeting room of the Board of Directors, County
18 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
19 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

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

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 1/30/08
MICHELLE CLACK

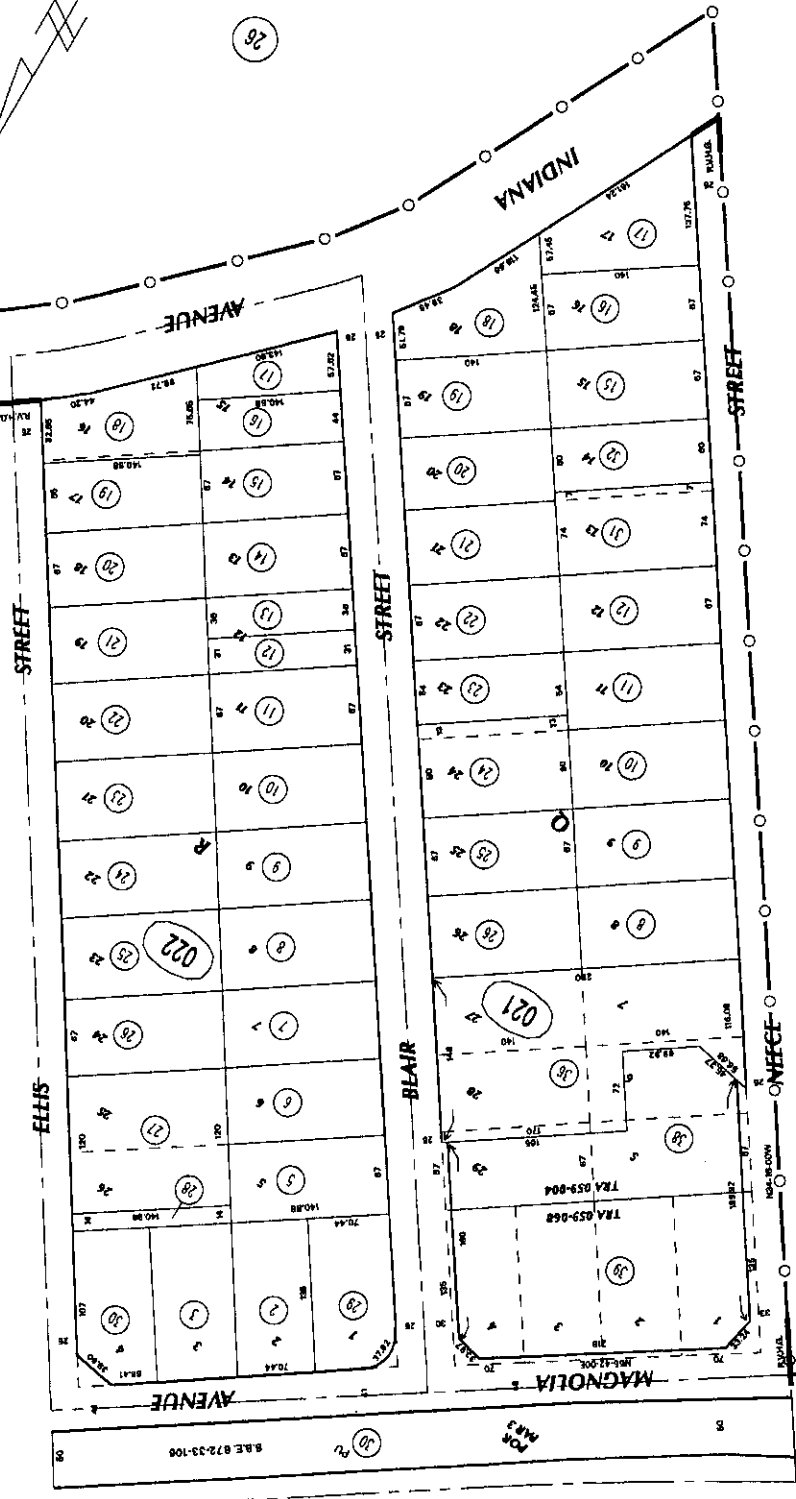
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN. ASSESSORS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN.

DEC 28 2005

SEC. 28 29 T. 3S., R. 6W
CITY OF CORONA

T.R.A. 053-004
053-068

135-02
6-47-1



115
28

115
25

115
24

107
05

26

LOT	NEW NUMBER	NEW NUMBER
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28

JAN 03 2006

MB 11/88 RIVERSIDE VALLEY HOME GARDENS

Dec 2005

ASSESSOR'S MAP BK135 PG.02
Riverside County, Calif.

EXHIBIT A

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lots 3 and 4, and the Northwesterly 14 feet of Lot 26, in Block "R" of Riverside Valley Home Gardens, in the County of Riverside, State of California, as shown by on file in Book 11, Page 88, of Maps, Riverside County Records, California