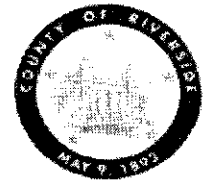


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

107



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
February 26, 2008

**SUBJECT:** Resolution No. 2008-121, Approval of Sale of Real Property by the Redevelopment Agency for the County of Riverside Assessor's Parcel Numbers 257-180-014 and 257-180-016 - 5<sup>th</sup> District

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

1. Conduct a joint public hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and,
2. Adopt Resolution No. 2008-121, Approval of Sale of Real Property by the Redevelopment Agency for the County of Riverside known as Assessor's Parcel Numbers 257-180-014 and 257-180-016.

**BACKGROUND:** This property is situated in an unincorporated area of Riverside County near Pigeon Pass Road which is located within the Highgrove Community, outside the Highgrove Sub Area of the I-215 Corridor Redevelopment Project Area. The Agency purchased this property on February 5, 2008 as surplus land from the County consisting of 70.0 acres, which was used as a buffer to the adjacent Highgrove landfill.

(Continued on page 2)

RZ:DL:TE:JP:DASC:JM:kh

S:\RealProperty\Real\_Property\District Projects\Dist 5\Eastbridge Highgrove Landfill\Project\F11 CONSENT EDA2.doc

*Deanna Lorson*

Deanna Lorson, Managing Director for  
Robin Zimpfer, Assistant County Executive Officer/EDA

**FINANCIAL DATA**

Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	N/A	Budget Adjustment:	N/A
Annual Net County Cost:	N/A	For Fiscal Year:	2007/2008

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: YES**

**SOURCE OF FUNDS:**

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

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

APPROVE

BY: *Jennifer L. Sargent*  
Jennifer L. SARGENT

County Executive Office Signature

Reviewed by: *[Signature]*  
 CIP TEAM  
 St. Hans  
 Municipal Counsel  
 FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* 2/15/08  
 MICHELLE CLACK DATE  
 Policy  Policy   
 Consent  Consent   
 Dep't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: 02/05/08      District: 2      Agenda Number: 3.44, 4.5, 12.1

9.1

Form 11 Resolution No. 2008-121, Approval of Sale of Real Property by the Redevelopment Agency for the County of Riverside known as Assessor's Parcel Numbers 257-180-014 and 257-180-016 – 5th District.  
February 26, 2008  
Page 2

**BACKGROUND:** continued

The Agency has negotiated to sale the parcel in compliance with Community Redevelopment Law, Health and Safety Code Section 33431. The sale of this property will assist in the elimination of blight and is consistent with the redevelopment implementation plan adopted pursuant to Section 33490 of the Health and Safety Code.

The sale of the land by the Agency to TSG Investors, LLC, A California Limited Liability Company, at the appraised value of \$455,000 plus \$9,000 costs will assist in the orderly development and growth of this community.

A summary report for the proposed sale is attached hereto.

Agency staff recommends that the Board of Supervisors conduct a public hearing and approve EDA Resolution 2008-121.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation.' "

2  
3 **RESOLUTION NO. 2008-121**  
4 **APPROVAL OF SALE OF REAL PROPERTY**  
5 **BY THE REDEVELOPMENT AGENCY**  
6 **FOR THE COUNTY OF RIVERSIDE**  
7 **APN 257-180-014 AND 257-180-016**  
8 **(Fifth Supervisorial District)**

9 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment  
10 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert  
11 Communities and the I-215 Corridor, as amended, (the "Project Areas"); and

12 **WHEREAS**, pursuant to Section 33430 of the Health and Safety Code, the  
13 Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a  
14 period not to exceed 99 years, or otherwise dispose of any real or personal property or  
15 any interest in property; and

16 **WHEREAS**, the Agency owns 70.0 acres of surplus property known as  
17 Assessor's Parcel Numbers 257-180-014 and 257-180-016 (the "Property"), more  
18 particularly described in Exhibit "A," and Exhibit "B" attached hereto and incorporated  
19 herein by reference; and

20 **WHEREAS**, the Property is in the community of Highgrove, outside the  
21 Highgrove Sub-Area of the I-215 Corridor Redevelopment Project Area, and within the  
22 survey area; and

23 **WHEREAS**, based on an independent fee appraisal, the Agency now desires to  
24 sell the surplus Property for \$455,000 plus the cost of the appraisal and the preliminary  
25 report of \$9,000 to TSG Investors, LLC, A California Limited Liability Company (the  
26 "Buyer"); and

27 **WHEREAS**, the sale of the surplus Property will benefit the community by  
28 assisting with redevelopment efforts and providing for economic growth; will assist in the  
elimination of blight and is consistent with the implementation plan adopted pursuant to  
Section 33490 of the Health and Safety Code; and

**WHEREAS**, the consideration is not less than the fair market value at its highest

1 and best use in accordance with the redevelopment plan for the Sub Area.

2 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
3 Board of Supervisors of the County of Riverside, State of California, in regular session  
4 assembled February 26, 2008, as follows:

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

7 2. The nature of the Property to be sold is surplus real property totaling  
8 approximately 70.0 acres located in the community of Highgrove, in the unincorporated  
9 area of the County of Riverside, State of California.

10 3. The buyer of the subject Property is TSG Investors, LLC, A California  
11 Limited Liability Company.

12 4. The consideration is not less than the fair market value at its highest and  
13 best use in accordance with the plan.

14 5. The sale of the Property will assist in the elimination of blight and is  
15 consistent with the implementation plan adopted pursuant to Section 33490.

16 6. That the Board herein approves the sale of real property known as  
17 Assessor's Parcel Numbers 257-180-014 and 257-180-016 to TSG Investors, LLC, A  
18 California Limited Liability Company.

19 ///

20

21

22

23

24

25

26

27

28

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK 2/15/08  
DATE