

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

624



FROM: Economic Development Agency

SUBMITTAL DATE:
March 18, 2008

SUBJECT: Resolution No. 2008-166, Approval of Sale of Real Property by the Redevelopment Agency for the County of Riverside Assessor's Parcel Number 305-090-049 - 1st 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. 2008-166, Approval of Sale of Real Property by the Redevelopment Agency for the County of Riverside known as Assessor's Parcel Number 305-090-049.

BACKGROUND: This property is situated in an unincorporated area of Riverside County, which is located within the Mead Valley Sub Area of the I-215 Corridor Redevelopment Project Area. The Agency acquired this property on October 21, 2005 as part of the Community Facilities District (CFD) 87-1 for the "A" Street improvement project, now known as Harvill Avenue Project.
(continued on page 2)

FORM APPROVED COUNTY COUNSEL
DATE: 3/21/08
MICHELLE CLACK

Robin Zimpfer

Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:DL:TE:JP:DC:JM:kh
S:\RealProperty\Real Property\District Projects\Dist 1\Cramer\EDA Fm11 Cramer Approval of Sale 3-18-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: N/A	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
 Dept. Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 03/11/08 Item 4.6 **District:** 1 **Agenda Number:**

The Agency has negotiated to sell 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 Agency acquired this property from the County on October 21, 2005, as part of the Community Facilities District (CFD) 87-1 for the "A" Street improvement project, now known as Harvill Avenue. The sale of the land by the Agency to William R. Cramer, Trustee of the Cramer Family Trust, at the appraised value of \$115,000 will assist in the orderly development and growth of this community. A Request for Proposal was sent to all adjacent property owners to provide them an opportunity to purchase the property. Mr Cramer, an adjacent property owner, presented an offer of \$115,000 to purchase, based on an independent appraisal. The property is described as a small irregularly shaped 0.76 acre parcel remaining after the re-alignment of the "A" Street Project and is too small and awkwardly shaped to develop as a stand alone industrial facility as currently zoned. The sale of this property to Mr. Cramer will provide optimal development conditions for the area.

A summary report for the proposed sale is attached hereto.

Pursuant to section 33433 of the Health and Safety Code, the Board of Supervisors is required to approve the sale of this property by the Agency.

Agency staff recommends that the Board of Supervisors conduct a public hearing and approve Resolution 2008-166.

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'".

BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

**COUNTY RESOLUTION NO. 2008-166
APPROVING THE AGENCY TO SELL REAL PROPERTY
ASSESSOR'S PARCEL NUMBER 305-090-049
(First Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside (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 adopted redevelopment plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended, (the "Project Areas"); 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 Section 33430 of the Health and Safety Code, the Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a period not to exceed 99 years, or otherwise dispose of any real or personal property or any interest in property; and

WHEREAS, the Agency owns 0.76 acres of surplus property in the Mead Valley Sub-Area, known as Assessor's Parcel Number 305-090-049 (the "Property"), more particularly described in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the property is in the Mead Valley Sub-Area and is located within the I-215 Corridor Project Area (the "Sub-Area"); and

WHEREAS, based on an independent fee appraisal, the Agency now desires to sell the surplus Property for \$115,000 to William R. Cramer, Trustee of The Cramer Family Trust (the "Buyer"); and

FORM APPROVED COUNTY COUNSEL
MICHELLE CLACK
DATE 3/27/08

1 **WHEREAS**, the sale of the surplus Property will benefit the Community of Mead
2 Valley by providing for economic growth and will assist in the elimination of blight and is
3 consistent with the implementation plan adopted pursuant to Section 33490 of the
4 Health and Safety Code; and

5 **WHEREAS**, the consideration is not less than the fair market value at its highest
6 and best use in accordance with the independent appraisal.

7 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
8 Board of Supervisors for the County of Riverside, State of California, in regular session
9 assembled April 8, 2008, as follows:

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

12 2. The nature of the property to be sold is surplus real property totaling
13 approximately 0.76 acres located in the Community of Mead Valley, in the
14 unincorporated area of the County of Riverside, State of California.

15 3. The buyer of the subject property is William R. Cramer, Trustee of The
16 Cramer Family Trust.

17 4. The sale price of the subject property is \$115,000.

18 5. That the sale of the Property by the Redevelopment Agency is approved.

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EXHIBIT "A"
LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, INCLUDED WITHIN THE LAND DESCRIBED IN PARCEL 17-F OF THE CERTAIN FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 216641, A CERTIFIED COPY OF WHICH RECORDED AUGUST 30, 1996 AS INSTRUMENT NO. 329575 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 17-B OF SAID FINAL ORDER OF CONDEMNATION, BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY, INC. RECORDED MAY 27, 1986 AS INSTRUMENT NO. 121792 OF SAID OFFICIAL RECORDS, ALSO BEING THE NORTHERLY LINE OF ORANGE AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF SAID OFFICIAL RECORDS, WITH THE WESTERLY LINE OF PARCEL 17-A OF SAID FINAL ORDER OF CONDEMNATION; THENCE NORTH 88 DEGREES 31' 23" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 98.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 31' 23" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 82.26 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN DEED TO NEW DAVIDSON BRICK COMPANY; THENCE NORTH 00 DEGREES 30' 51" EAST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID DEED A DISTANCE OF 327.24 FEET, TO THE WESTERLY LINE OF PARCEL 17-A OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF PARCEL 17-A ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 756.00 FEET, THROUGH AN ANGLE OF 24 DEGREES 31' 30", AN ARC LENGTH OF 323.60 FEET (THE INITIAL RADIAL LINE BEARS NORTH 47 DEGREES 14' 53" EAST) TO THE MOST NORTHERLY CORNER OF PARCEL 17-D OF SAID FINAL ORDER OF CONDEMNATION; THENCE SOUTH 36 DEGREES 37' 30" WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-D, A DISTANCE OF 37.61 FEET TO THE NORTHERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B; THENCE NORTH 88 DEGREES 31' 23" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PARCEL 17-B; THENCE SOUTH 01 DEGREES 28' 37" WEST ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING.

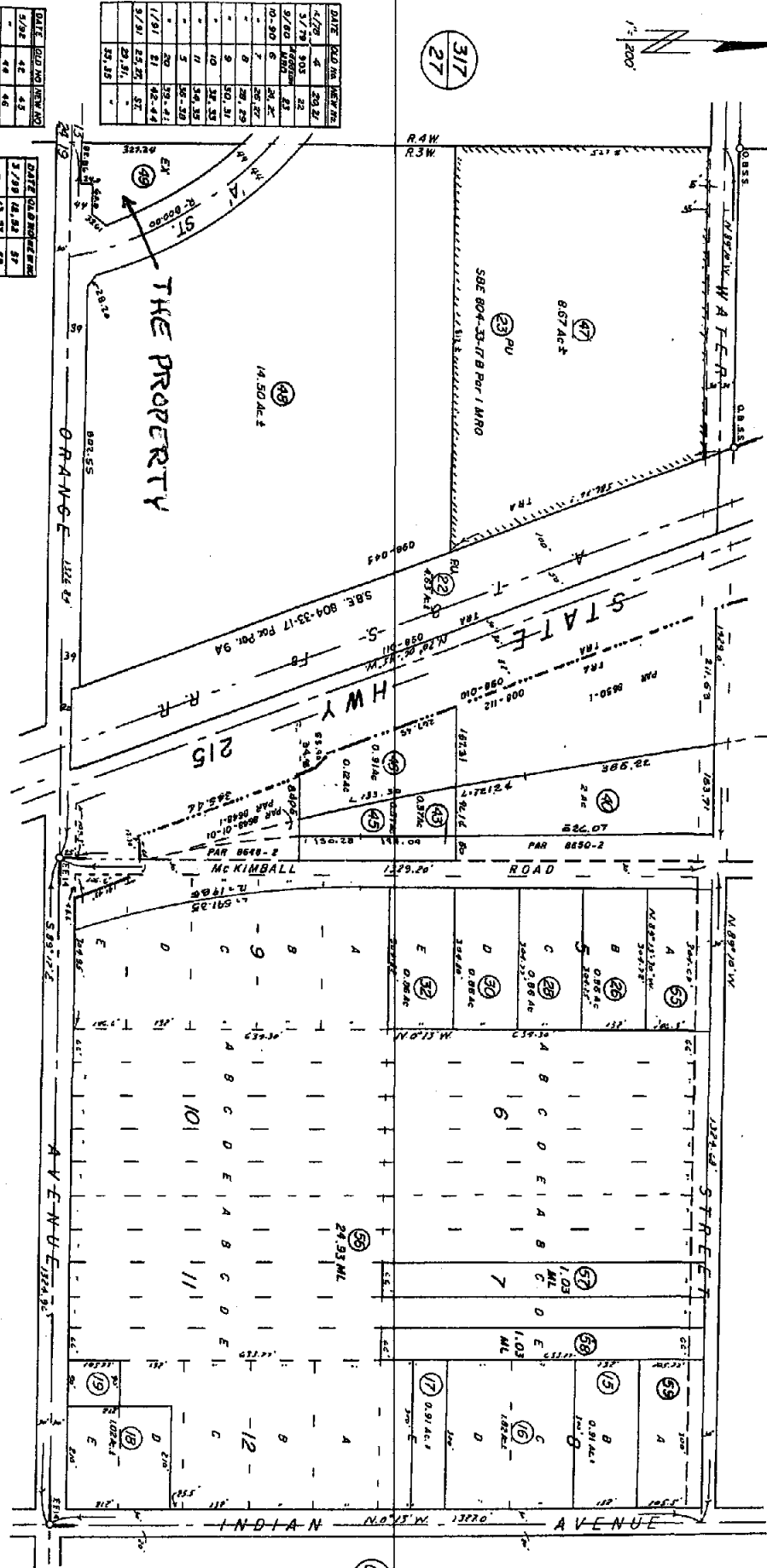
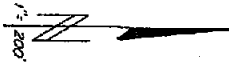
APN: 305-090-049-2

305-09
16-3

T.R.A. 9810, 9811
008-112
099-045

S/12 SW 1/4 Sec. 18, T4S, R3W

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
4/78	4	23, 24
5/78	5	25, 26
6/78	6	27, 28
7/78	7	29, 30
8/78	8	31, 32
9/78	9	33, 34
10/78	10	35, 36
11/78	11	37, 38
12/78	12	39, 40
1/79	13	41, 42
2/79	14	43, 44
3/79	15	45, 46
4/79	16	47, 48
5/79	17	49, 50
6/79	18	51, 52
7/79	19	53, 54
8/79	20	55, 56
9/79	21	57, 58
10/79	22	59, 60
11/79	23	61, 62
12/79	24	63, 64
1/80	25	65, 66
2/80	26	67, 68
3/80	27	69, 70
4/80	28	71, 72
5/80	29	73, 74
6/80	30	75, 76
7/80	31	77, 78
8/80	32	79, 80
9/80	33	81, 82
10/80	34	83, 84
11/80	35	85, 86
12/80	36	87, 88
1/81	37	89, 90
2/81	38	91, 92
3/81	39	93, 94
4/81	40	95, 96
5/81	41	97, 98
6/81	42	99, 100
7/81	43	101, 102
8/81	44	103, 104
9/81	45	105, 106
10/81	46	107, 108
11/81	47	109, 110
12/81	48	111, 112
1/82	49	113, 114
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11/84	83	181, 182
12/84	84	183, 184
1/85	85	185, 186
2/85	86	187, 188
3/85	87	189, 190
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M.B. 16/84 Figadoto Forms No. 14
Date: M.B. 1/5 Dates and Sawyer's Sub.
R.S. 6/44
S.S. 8/8/87
C.A. SW. 13-D-4
April 1971

APR 05 1999

ASSESSOR'S MAP BK 305 PG 09
RIVERSIDE COUNTY, CALIF

EXHIBIT B

Redevelopment Agency for the County of Riverside
Riverside Office
1325 Spruce St, Suite 400
Riverside, CA 92507
Phone: (951-355-8916) Facsimile: (951-955-6686)

Summary Report: APN 305-090-049 CRAMER

(As required by Section 33679 of Health and Safety Code: Community Redevelopment Law)
(Use when selling property acquired with tax increment funds)

Redevelopment Area: I-215 CORRIDOR	Sub Area: MEAD VALLEY
Supervisory District: FIRST	Project Name: HARVILL "A" STREET PROJECT
Project Description:	The project is the 0.76 acre parcel, Assessor's Parcel Number 305-090-049.
Project Site:	The project site is located at the corner of Orange Avenue and "A" Harvill Avenue
Project Costs:	There is no cost. This is a sale of land in the amount of \$115,000.
Findings:	<ul style="list-style-type: none">a) the Riverside County Board of Supervisors adopted redevelopment plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended, (the "Project Areas"); andb) 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; andc) pursuant to Section 33430 of the Health and Safety Code, the Agency may, within the survey area or for purposes of redevelopment, sell, lease, for a period not to exceed 99 years, or otherwise dispose of any real or personal property or any interest in property; andd) the Agency owns 0.76 acres of surplus property

known as Assessor's Parcel Number 305-090-049

- e) the property is in the Mead Valley Sub Area, of the I-215 Corridor Redevelopment Project Area; and
- f) based on an independent fee appraisal, the Agency now desires to sell the surplus Property for \$115,000 to William R. Cramer, Trustee of The Cramer Family Trust (the "Buyer"); and
- g) the sale of the surplus Property will benefit the Sub-Area by providing for economic growth and 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
- h) the consideration is not less than the fair market value at its highest and best use in accordance with the redevelopment plan for the Sub Area.

Purpose:

The sale of this property will eliminate maintenance and liability responsibility, return the property to the tax rolls, facilitate economic development, as well as, assist in the elimination of blight. The sale of the parcel is consistent with the redevelopment implementation plan adopted pursuant to Section 33490 of the Health and Safety Code.