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

FROM: Redevelopment Agency

SUBMITTAL DATE:
June 13, 2008

SUBJECT: : Adoption of RDA Resolution Number 2008-056, Notice of Intent to Purchase Real Property in the Highgrove Sub-Area of the I-215 Corridor Project Area – APN 255-070-013 – 5th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution 2008-056, Notice of Intent to Purchase Real Property in the I-215 Project Area, within the unincorporated community of Highgrove, County of Riverside;
2. Direct the Clerk of the Board to give notice of this proposed purchase of real property pursuant to Health and Safety Code Section 33397 and Government Code 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval an acquisition agreement between the Redevelopment Agency and the affected property owner.

BACKGROUND:

Agency staff has successfully negotiated a settlement for the acquisition of property identified as Assessor's Parcel Number 255-070-013 with The Roman Catholic Bishop of San Bernardino, a corporation sole, a California nonprofit religious benefit corporation, for a purchase price of \$1,430,000 plus escrow fees and miscellaneous costs associated with the acquisition.

(Continued on Page 2)

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 6/13/08
Departmental Concurrence
MICHELLE CLACK

Robin Zimpfer
Robin Zimpfer
Executive Director

RZ:DL:TE:JMP:DSC:TK:kh

S:\RealProperty\Real Property\District Projects\Dist 5\Highgrove Library\Fom 11 Resolutions Folder\Fom 11 RDA NOI Purchase 6-5-08.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,430,000	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: NO

SOURCE OF FUNDS: Redevelopment	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent
BY: Jennifer L. Sargent

County Executive Office Signature

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

Prev. Agn. Ref.: **District: 5** **Agenda Number:**

4.1

Page 2

The negotiated price is consistent with current property values in the area based on an independent fee appraisal report. The subject parcel is needed to implement a future redevelopment project in the vicinity of Center Street and Michigan Avenue in the Highgrove area.

Agency staff recommends that the Board of Directors adopt Resolution No. 2008-056, Notice of Intent to Purchase Real Property in the I-215 Project Area.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT CORRELATE WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

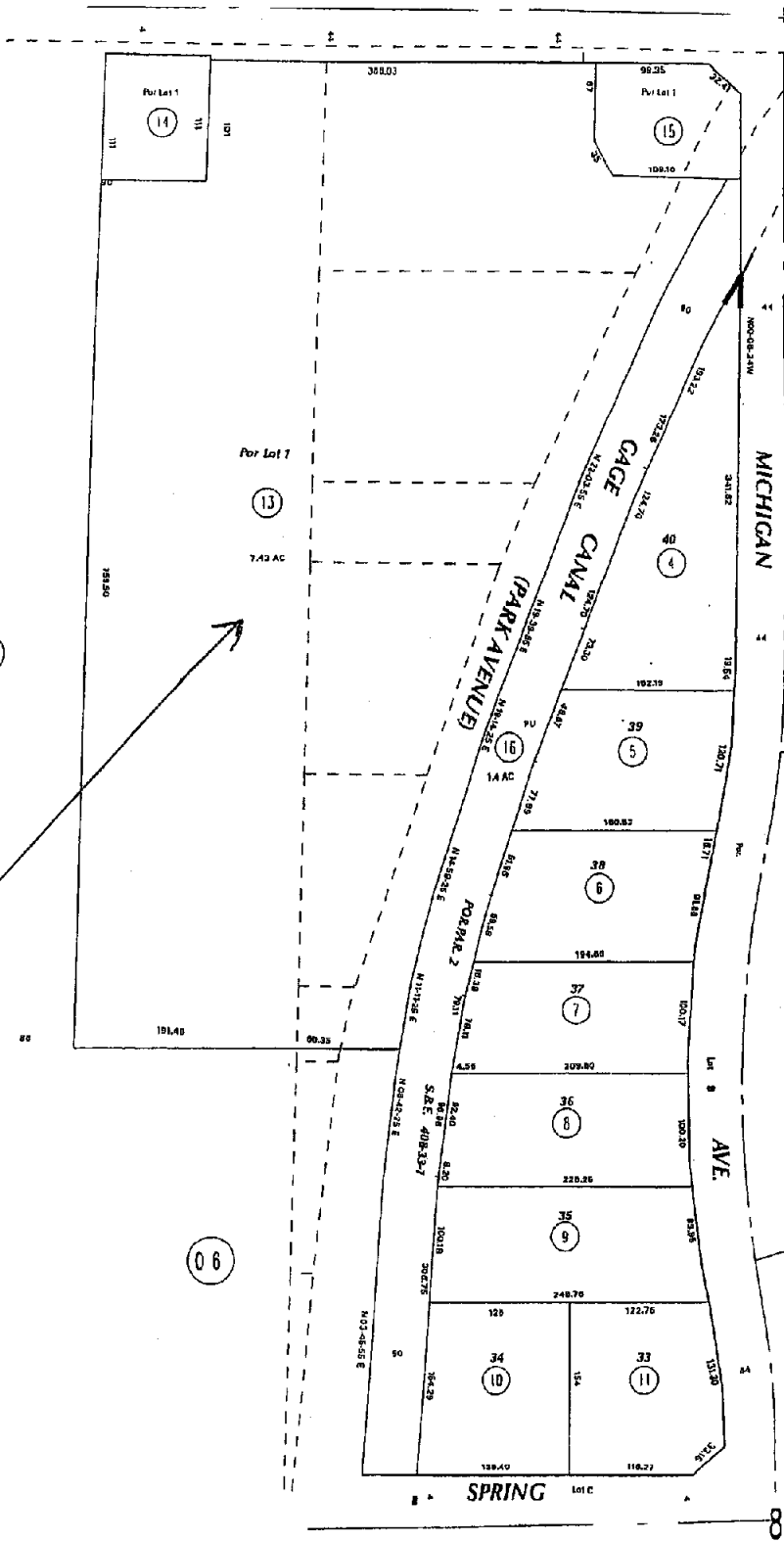
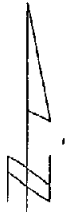
POR. N 1/2 SEC. 8 T.2 S. R.4 W.

T.R.A. 086-079

255-07

12-30

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ASSESSOR'S MAP BK. 255 PG. 07
Riverside County, California

DATE: 4/24/08 10:00 AM
BY: 45121
45121
45121
45121

MB 11/15 S.B. - Fairmount Park Addition
MB 135/22-24 Tract No. 12649

SUBJECT PROPERTY 7.43 ACRES

MAY 0

DATE	BY	REVISIONS
4/24/08	45121	1-11
4/24/08	45121	1-12
4/24/08	45121	1-13
4/24/08	45121	1-14
4/24/08	45121	1-15
4/24/08	45121	1-16
4/24/08	45121	1-17
4/24/08	45121	1-18
4/24/08	45121	1-19
4/24/08	45121	1-20

Apr 2008

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2008-056
NOTICE OF INTENT TO PURCHASE REAL PROPERTY
IN THE HIGHGROVE SUB-AREA OF THE I-215 CORRIDOR PROJECT AREA
(5TH Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside 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 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended; 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 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Agency has, based on an independent fee appraisal report, negotiated a purchase price of \$1,430,000 for Assessor's Parcel Number 255-070-013, ("Property"), more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, the Property is located within the Highgrove Sub-Area of the I-215 Corridor Project Area (the "Project Area"); and

WHEREAS, the purchase of the Property is for redevelopment purposes and will assist the Agency in implementing the redevelopment plan for the Project Area and will help eliminate physical blighting conditions within the Project-Area; and

WHEREAS, prior to using the Property for the purposes described in the Plan,

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 6/9/08

1 the Agency understands and agrees to fully comply with the California Environmental
2 Quality Act.

3 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
4 the Redevelopment Agency for the County of Riverside, State of California, assembled
5 in regular session on June 24, 2008 as follows:

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

8 2. That the property to be purchased is vacant land totaling approximately
9 323,651 sq. ft. or 7.43 acres, and located in the unincorporated area of the County of
10 Riverside, State of California.

11 3. That the seller of the subject property is the Roman Catholic Bishop of San
12 Bernardino, a corporation sole, a California nonprofit religious benefit corporation.

13 4. That the purchase price of the property is \$1,430,000.

14 5. That the agreement to purchase the property shall be considered by the
15 Board of Directors on July 29, 2008 in the meeting room of the Board of Directors,
16 County Administrative Center, 4080 Lemon, 1st Floor, Riverside, California, 92501-3656,
17 at 9:00am or as soon as the agenda of the Board permits.

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

LEGAL DESCRIPTION

(continued)

TOGETHER WITH THAT PORTION OF PARK AVENUE AS SHOWN ON THE ABOVE MENTIONED MAP OF FAIRMONT PARK ADJOINING SAID ABOVE DESCRIBED LAND TO THE EAST AND LYING WESTERLY OF GAGE CANAL, 50 FEET WIDE, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 10, PAGE 78. SAID PARK AVENUE WAS DENIED ACCEPTANCE AND DECLARED VACATED BY A RESOLUTION OF THE BOARD OF SUPERVISORS DATED APRIL 8, 1903.

ALSO EXCEPT THEREFROM THAT PORTION PURPORTEDLY CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED DECEMBER 2, 1993 AS INSTRUMENT NO. 93-480918, OFFICIAL RECORDS.

NOTE: SAID DEED CONTAINS AN ERRONEOUS LEGAL DESCRIPTION.

PARCEL 2:

A RIGHT OF WAY FOR PIPELINE AND MAINTENANCE THEREOF OVER AND ACROSS THE WESTERLY 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT OR BLOCK 1 OF FAIRMOUNT PARK, AN ADDITION TO THE TOWN OF EAST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 15 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF CENTER STREET, 86 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1.

THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 115 FEET.

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF CENTER STREET, 90 FEET;

THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 115 FEET TO A POINT IN THE SOUTHERLY LINE OF CENTER STREET, WHICH IS 176 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF CENTER STREET, 90 FEET TO THE POINT OF BEGINNING.

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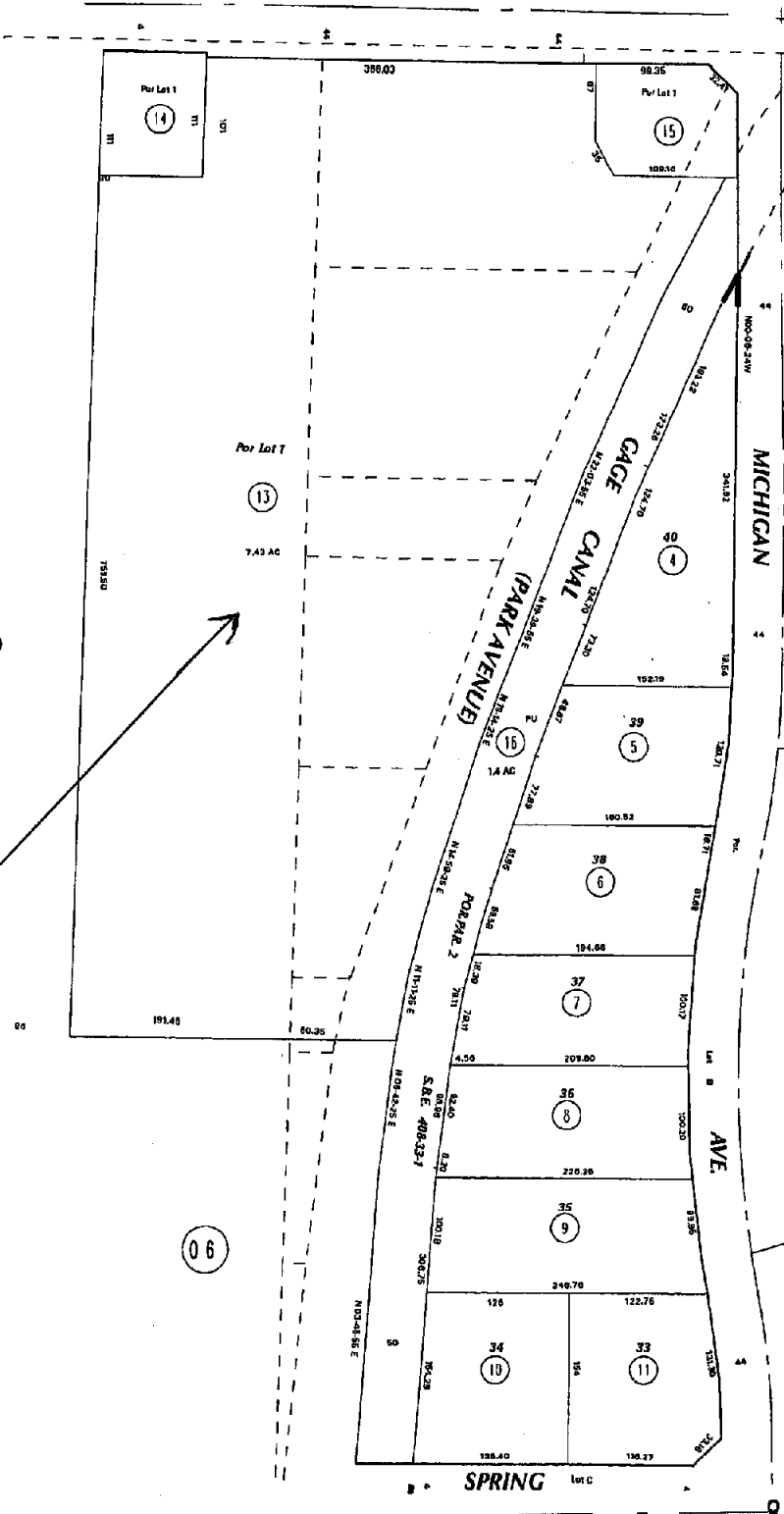
POR. N 1/2 SEC. 8 T.2 S.R.4 W.

T.R.A. 088-079

255-07

12-30

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06

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ASSESSOR'S MAP BK. 255 P.C. 07
Riverside County, California

DATE: 08/08/08 9/17
08/08/08 17/25
08/08/08 17/25
08/08/08 17/25
08/08/08 17/25

MB 11/15 S.B. Fairmount Park Addition
WB 135/22-24 Tract No. 12649

SUBJECT PROPERTY 7.43 ACRES

MAY 0

REVISIONS		
DATE	REV. NO.	REV. NO.
11/15/08	1	1-1
08/08/08	2	2-1
08/08/08	3	3-1
08/08/08	4	4-1
08/08/08	5	5-1
08/08/08	6	6-1

Apr 2000