

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

242



FROM: Economic Development Agency

SUBMITTAL DATE:
July 18, 2008

SUBJECT: Consent to the Purchase of Real Property by the Redevelopment Agency of the County of Riverside known as APN 336-011-047, 3rd Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution 2008-356, making certain findings required by Health and Safety Code Section 33445 and consenting to the purchase of real property by the Redevelopment Agency in the I-215 Corridor Project Area; and
2. Consent to the use of Redevelopment Agency for the County of Riverside funds to purchase Assessor Parcel Number 336-011-047.

BACKGROUND:

The Rancho Ramona Park is a private Home Owners Association owned park that consists of 1.87 acres of land between Alta Way and Granada Way fronting Encanto Drive in the unincorporated area of Sun City. In the last few years the park has fallen into disrepair. The Redevelopment Agency is interested in purchasing the park to be annexed into CSA 145 and to rehabilitate the site and open it as a public park.

(Continued on page 2)

Deanna Lorson

RZ:DL:TE:JMP:DSC:TK

S:/Real Property/Real Property/ District Projects/Dist 3/ Rancho Ramona/
Rancho Ramona park F11's/Resolution/Consent to Purchase F11

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 290,000 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:	2008/2009

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:

SOURCE OF FUNDS: I-215 Corridor Redevelopment Capital Improvement 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 J. Sargeant*
Jennifer J. Sargeant

County Executive Office Signature

Reviewed by CIP TEAM
 Departmental Coordinator Christopher Hans
 FORM APPROVED COUNTY COUNSEL
 BY: Michelle Clack 7/21/08
 DATE:

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

Prev. Agn. Ref.: District: 3 Agenda Number: 3.34

Form 11 - - Adoption of RDA Resolution Number 2008-356, Consent to Purchase Real Property in the I-215 Corridor Project Area – APN 336-011-047 – 3rd Supervisorial District

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Agency staff has successfully negotiated a settlement of \$290,000, based on an independent appraisal report, for the acquisition of the property identified as Assessor's parcel Number 336-011-047 with the owners, R.R.H.A. Inc., (Rancho Ramona Homeowners Association).

Agency staff recommends that the Board of Supervisors adopt Resolution No. 2008-356, Consent to the Purchase of Real Property in the I-215 Corridor Project Area.

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 **COUNTY RESOLUTION NO. 2008-356 MAKING CERTAIN FINDINGS AND**
3 **CONSENTING TO PURCHASE OF REAL PROPERTY IN THE I-215**
4 **CORRIDOR PROJECT AREA**
5 **(3rd Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside, ("Agency")
7 is a Redevelopment Agency duly created, established and authorized to transact
8 business and exercise its powers, all under and pursuant to the provisions of the
9 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
10 and Safety Code (commencing with Section 33000 et seq.); and

11 **WHEREAS**, the Riverside Board of Supervisors adopted redevelopment plans
12 for Redevelopment Projects Areas No. 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities and the I-215 Corridor, 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 Section 33391 of the Health and Safety
18 Code, the Agency may acquire, within a survey area or for purposes of redevelopment,
19 any interest in real property; and

20 **WHEREAS**, the Agency intends to purchase real property identified as
21 Assessor's Parcel Number 336-011-047 ("Property") within the Sun City/Quail Valley
22 Sub-Area of the I-215 Corridor Project Area ("Project Area"); and

23 **WHEREAS**, the Agency intends to rehabilitate the existing public park located on
24 the Property ("Improvement"), which will assist in implementing the Project Area's
25 redevelopment plan ("Plan"); and

26 **WHEREAS**, the Board of Supervisors has duly considered all conditions of the
27 proposed payment for the acquisition of the Property for the Improvement and believes
28 that the payment by the Agency of all or part of the cost of the land are in the best
interest of the County and the health, safety and welfare of its residents; and

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 4/10/08
MICHELLE CLACK

1 **WHEREAS**, the acquisition of the Property for the construction of a public park
2 will benefit the Project-Area by providing a needed recreational facility to the growing
3 community; and

4 **WHEREAS**, the owner, R.R.H.A. Inc., (Rancho Ramona Homeowners
5 Association) wishes to sell property; and

6 **WHEREAS**, the Agency wishes to purchase the property for \$290,000; and

7 **WHEREAS**, there are no reasonable means of financing available to the
8 community for the proposed project; and

9 **WHEREAS**, the public improvements will assist in eliminating blighting conditions
10 and enhance the appearance of the Project Area; and

11 **WHEREAS**, the purchase of the property for the construction of public
12 improvements is consistent with the implementation plan, which calls for construction of
13 park and recreational facilities to serve the community; and

14 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
15 Board of Supervisors of the County of Riverside, State of California, in regular session
16 assembled on July 29, 2008, as follows:

- 17 1. That the above recitals are true.
- 18 2. That The Board consents to the Redevelopment Agency for the County of
19 Riverside purchasing real property identified as Assessor's Parcel
20 Numbers 336-011-047.