

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

176



FROM: Redevelopment Agency

SUBMITTAL DATE:
July 18, 2008

SUBJECT: RDA Resolution No. 2008-057, Authorization 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 No. 2008-057, Authorization to Purchase Real Property in the I-215 Corridor Project Area within the unincorporated community of Highgrove, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APN 255-070-013 from The Roman Catholic Bishop of San Bernardino by the Redevelopment Agency;
3. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND:
(On Page 2)

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

Robin Zimpfer
Robin Zimpfer

Executive Director

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,430,000 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 SUPERVISORS AGENDA: No

SOURCE OF FUNDS: I-215 Corridor Redevelopment Capital Improvement Funds-Highgrove Sub-Area.	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

Reviewed by
 CR TEAM
 Christopher Hians
 Departmental Controller
 DATE
 Michelle Clack
 FORM APPROVED COUNTY COUNSEL
 BT: Michelle Clack
 7/18/08

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

(4.1 6-24-08)
Form 11rda (Rev 06/2003)

544 Dist.
**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

4.1
S:\Templates\RP-RDA-001a-FRM11

Page 2

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. 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 Sub-Area. Once the full scope has been completed, staff will return to the Board for approval-in-concept including the environmental assessment.

The Notice of Intent to Purchase real property was approved by the Board of Directors on June 24, 2008.

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 **RDA RESOLUTION NO. 2008-057**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE HIGHGROVE SUB-**
4 **AREA OF THE I-215 CORRIDOR PROJECT AREA**
5 **(5th Supervisorial District)**

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

11 **WHEREAS**, the Riverside County Board of Supervisors adopted Redevelopment Plans
12 for Redevelopment Project Areas 1-1986, Jurupa Valley, Mid-County, Desert Communities, and
13 I-215 Corridor, as amended; and

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the Agency
15 began receiving tax increment from the Project Areas in January 1988, and continues to receive
16 annual tax increment revenue; and

17 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law, Section
18 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for
19 purpose of redevelopment, any interest in real property; and

20 **WHEREAS**, the Agency has based on an independent fee appraisal report, negotiated a
21 purchase price of \$1,430,000 for real property identified as Assessor's Parcel Number 255-070-
22 013 ("Property"), more particularly described in Exhibit "A", attached hereto and incorporated
23 herein by reference; and

24 **WHEREAS**, the Property is located within the Highgrove Sub-Area of the I-215 Corridor
25 Redevelopment Project Area, hereinafter referred to as ("Project Area"); and

26 **WHEREAS**, the Agency intends to utilize the Property for future redevelopment projects,
27 which will assist in implementing the Project Area's redevelopment plan ("Plan") and assist in
28 eliminating blighting conditions within the Project Area; and

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FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack* DATE: *File 10/08*
MICHELLE CLACK

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

3 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board
4 of Directors of the Redevelopment Agency for the County of Riverside, State of California, in
5 regular session assembled on July 29, 2008, as follows:

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

8 2. That the Redevelopment Agency for the County of Riverside is authorized to
9 purchase real property identified as Assessor's Parcel Number 255-070-013, more particularly
10 described in Exhibit "A".

11 3. That the purchase price for the real property is \$1,430,000.

12 4. That the Chairman of the Board of Directors is hereby authorized to execute any
13 and all documents necessary to purchase the real property from the Roman Catholic Bishop of
14 San Bernardino, a corporation sole, a California nonprofit religious benefit corporation.

15 5. That the Executive Director of the Redevelopment Agency or designee is hereby
16 authorized to take the necessary actions and execute any related documents to complete this
17 transaction.

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LEGAL DESCRIPTION

(continued)

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC BY DEED RECORDED DECEMBER 2, 1993 AS INSTRUMENT NO. 480918 OF OFFICIAL RECORDS.

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 1,

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

THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF 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.

END OF LEGAL DESCRIPTION

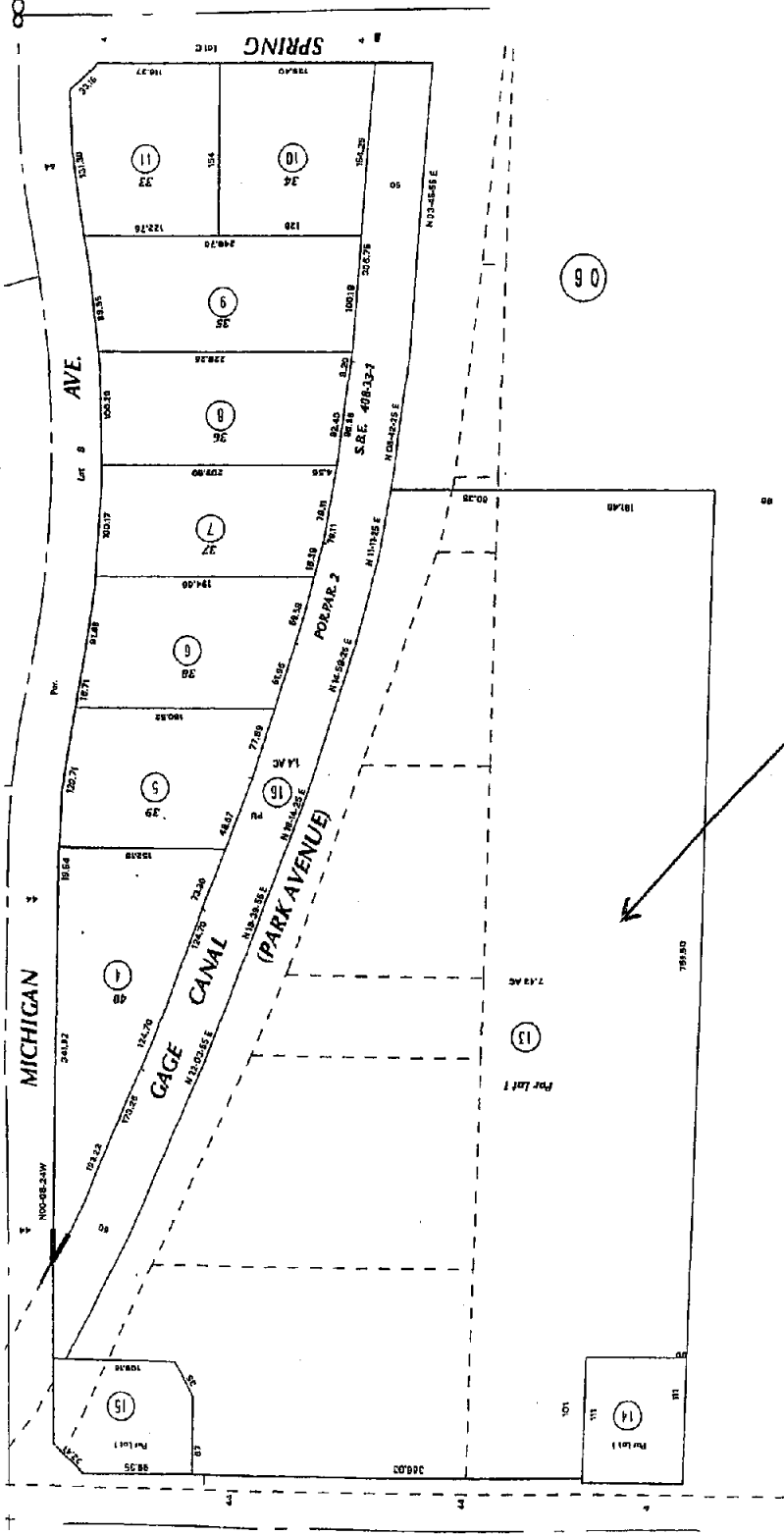
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SILE ORDINANCES.

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

T.R.A. 088-079

255-07

12-30



DATE	OLD NO	NEW NO
17/12/10	10-13	2-11
27/08/08	88-7	12
27/11/07		13-51
1/1/01		11-51
11/24/02		15-51
11/24/02		16-51

MAY 0

Subject Property

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

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

Apr 2000

DATE: 4/20/04 9:57
4/20/04 11:11 1713
45 37/13
45 91/58

LEGAL DESCRIPTION

PARCEL 1:

LOT OR BLOCK 1 OF FAIRMONT PARK, IN ADDITION TO THE TOWN OF EAST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, SCL, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

EXCEPT THEREFROM THE WESTERLY 86 FEET;

ALSO EXCEPT THEREFROM THAT PORTION 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 TRUE POINT OF BEGINNING;

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89° 41' EAST, ON THE NORTHERLY LINE OF SAID LOT, 544.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1° 15' WEST, 67 FEET;

THENCE SOUTH 26° 13' EAST 35 FEET;

THENCE SOUTH 88° 44' EAST, 109.16 FEET TO THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY;

THENCE NORTH 28° 26' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY, 22.29 FEET;

THENCE NORTH 32° 00' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY, 94.57 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1;

THENCE NORTH 89° 41' WEST ON THE NORTHERLY LINE OF SAID LOT, 183.20 FEET TO THE TRUE POINT OF BEGINNING.

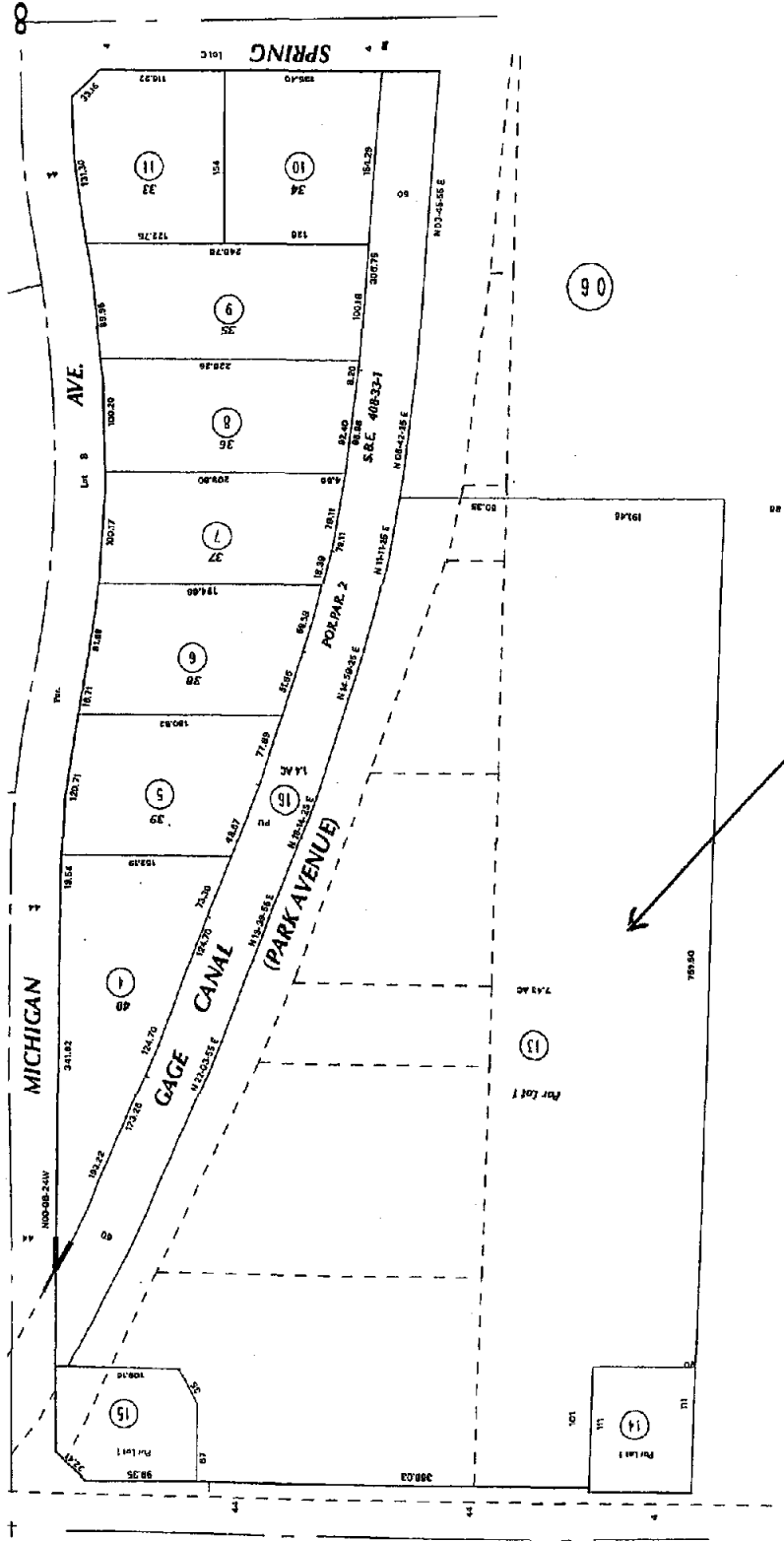
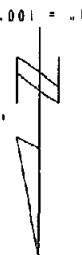
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POR. N 1/2 SEC. 8 T.2 S.R.4 W.

T.R.A. 088-079

255-07

12-30



Subject Property

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REVISIONS	DATE	BY	REV. NO.	REV. RD.
	11/13/10		1-1	
	11/13/10		1-2	
	11/13/10		1-3	
	11/13/10		1-4	
	11/13/10		1-5	
	11/13/10		1-6	
	11/13/10		1-7	
	11/13/10		1-8	
	11/13/10		1-9	
	11/13/10		1-10	

MAY 0

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

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

Apr 2010

DATE: 04/27/10 8:27
BY: 04/27/10 11:55
BY: 04/27/10 11:55
BY: 04/27/10 11:55
BY: 04/27/10 11:55