

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

241



FROM: Redevelopment Agency

SUBMITTAL DATE:
July 18, 2008

SUBJECT: Adoption of RDA Resolution Number 2008-061, Authorization to Purchase Real Property in the I-215 Corridor Project Area – APN – 336-011-047 – 3rd Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Find that the proposed acquisition and subsequent rehabilitation of an existing park are exempt from CEQA pursuant to Sections 15301(h), 15304(b), and 15325(f) of the CEQA Guidelines;
2. Adopt RDA Resolution No. 2008-061, making certain findings required by Health and Safety Code Section 33445 and Authorizing the Purchase Real Property in the I-215 Corridor Project Area, within the unincorporated community of Sun City, County of Riverside;
3. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APN 336-011-047; and
4. Authorized the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
5. Authorize the Executive Director or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, related documents to complete this transaction.

Departmental Concurrence

BACKGROUND:

(On Page 2)

Deanna Lorson

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

Robin Zimpfer, Executive Director

S:\RealProperty\Real Property\District Projects\Dist 3\Ramcho Romona Park\Ramcho Ramona Park F11's Resolutions\Form 11 RDA Authorization 7-18-08 Final.doc

Deanna Lorson, Deputy Executive 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 SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Redevelopment 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 L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
DATE 7/21/08
MICHELLE CLACK

Policy Policy
Consent Consent

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

Prev. Agn. Ref.:	District: 3	Agenda Number:
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Form 11 - Adoption of RDA Resolution Number 2008-061, Authorization to Purchase Real Property in the I-215 Corridor Project Area – APN 336-011-047 – 3rd Supervisorial District

July 18, 2008

Page 2

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.

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

Agency staff recommends that the Board of Directors adopt Resolution No. 2008-061, Authorization to Purchase 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' ".

**RDA RESOLUTION NO. 2008-061
MAKING CERTAIN FINDINGS AND AUTHORIZING THE PURCHASE OF REAL
PROPERTY IN THE I-215 CORRIDOR PROJECT AREA
(3rd Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment Agency ("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 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 identified a preferred site for the location of a public park in the unincorporated area of Sun City ("Preferred Site"); and

WHEREAS, the Preferred Site is located within the Sun City/Quail Valley Sub-Area of the I-215 Corridor Project Area ("Project Area"); and

WHEREAS, the Agency has negotiated a purchase price of \$290,000 for the Preferred Site identified as Assessor's Parcel Number 336-011-047, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, the Agency intends to rehabilitate the existing public park located on the Preferred Site, which will benefit the Project Area by providing a needed recreational facility to the growing community; and

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack* 7/21/08
MICHELLE CLACK
DAI

1 **WHEREAS**, no other reasonable means of financing the park acquisition are
2 available to the community; and

3 **WHEREAS**, the rehabilitation and development of the public park will assist in
4 eliminating blighting conditions within the Project Area by providing much needed
5 recreational facilities and enhancing the appearance of the Project Area; and

6 **WHEREAS**, the purchase and proposed rehabilitation of the existing park are
7 exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections
8 15301(h), 15304(b) and 15325(f) of the CEQA Guidelines because the acquisition is for
9 park purposes and involves the repair and replacement of existing landscaping.

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

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

15 2. That the Redevelopment Agency for the County of Riverside is authorized
16 to purchase real property identified as Assessor's Parcel Number 336-011-047, more
17 particularly described in Exhibit "A".

18 3. That the purchase price for the real property is \$290,000.

19 4. That the Chairman of the Board of Directors is hereby authorized to
20 execute any and all documents necessary to purchase the real property from R.R.H.A
21 Inc. (Rancho Ramona Homeowners Association, Inc.)

22 5. That the Executive Director of the Redevelopment Agency or designee is
23 hereby authorized to take the necessary actions and execute any related documents to
24 complete this purchase.

EXHIBIT "A"

LOT 53 OF TRACT NO. 3072, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE RECORDED IN BOOK 52 PAGE (S) 54 AND 55 OF MAPS, RIVERSIDE COUNTY RECORDS.

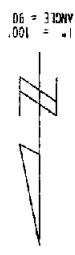
EXCEPTING FROM ALL OF SAID LAND DESCRIBED ABOVE ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES PREVIOUSLY RESERVED.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION HEREON. IT MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

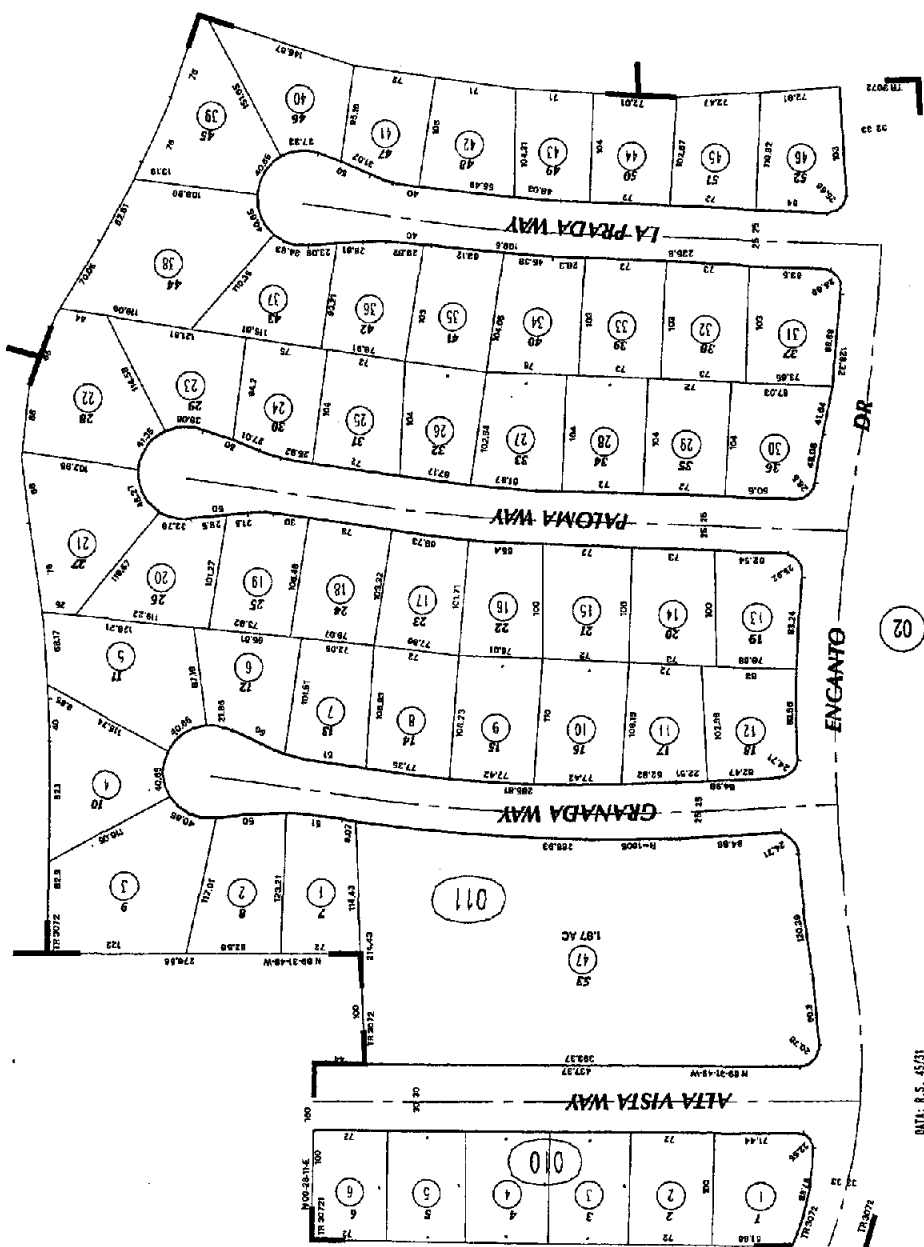
POR. NW 27 T. 5S., R. 3W

336-01
334-02

T. R. A. 054-037



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02

DATE: R.S. 45/01

ASSESSOR'S MAP BK336 PG. 01
Riverside County, Calif. *RLJ*

MB 52/54-55 TRACT MAP NO 3072

JULY 04
SEP 16 2004

Exhibit "A"

EXHIBIT "A"

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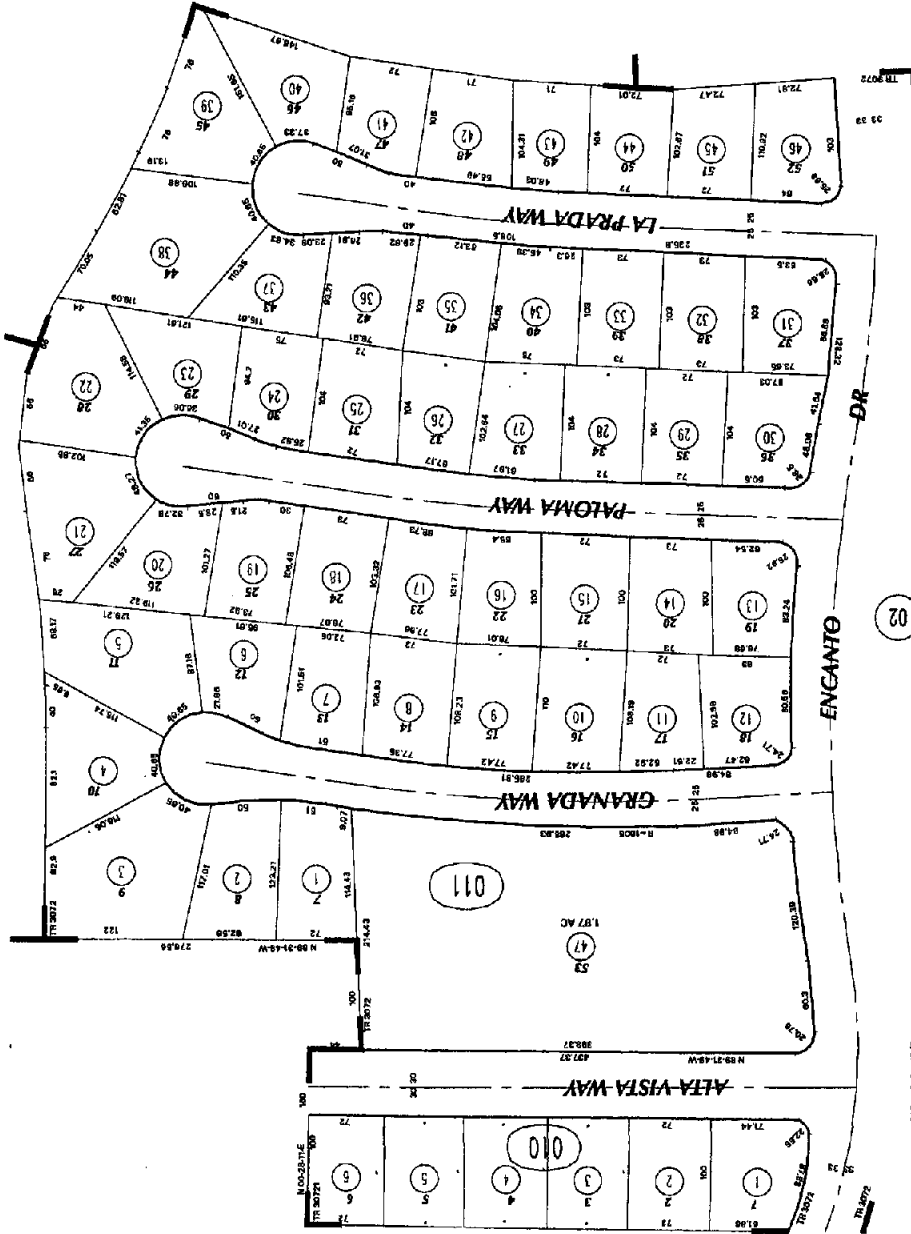
POR. NW 27 T. 5S., R. 3W

T. R. A. 054-037

336-01
334-02



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02

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DATA: S.S. 49/91

JULY 04
SEP 16 2004

MB 52/54-55 TRACT MAP NO 3072

ASSESSOR'S MAP BK336 PG.01
Riverside County, Calif. *RLJ*

Exhibit "A"