

132



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
October 24, 2008

SUBJECT: Adoption of RDA Resolution Number 2008-084, Notice of Intent to Purchase Real Property in the Mid-County Project Area – APN 443-050-030 – 3rd Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution 2008-084, Notice of Intent to Purchase Real Property in the Mid-County Project Area, within the North Hemet redevelopment project area, 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 443-050-030 with Jorge Arellano for a purchase price of \$47,300 plus escrow fees and miscellaneous costs associated with the acquisition. The negotiated price is consistent with current property values in the North Hemet area based on an independent fee appraisal report.

(continued on Page 2)

Deanna Lorson

RZ:DL:JMP:DSC:TK

Robin Zimpfer, Executive Director, by
Deanna Lorson, Deputy Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 47,300 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: RDA Housing	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
BY: *Michelle Clack*
DATE: 10/27/08
Departmental Concurrence
MICHELLE CLACK

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

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

4.1

BACKGROUND (continued): The subject property is vacant land contiguous east and southeast of three Agency owned parcels on Menlo Avenue and Alessandro Street in North Hemet. The parcel would be used for future development in the project area.

Agency staff recommends that the Board of Directors adopt Resolution No. 2008-084, Notice of Intent to Purchase Real Property in the Mid-County 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.' "

Exhibit "A"

The land referred to in this report is situated in the County of Riverside, State of California, and is described as follows:

The Easterly 45 feet of the North half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 10, Township 5 South, Range 1 West, San Bernardino Base and Meridian, as shown by map of Partition of Rancho San Jacinto Viejo in the Partition Decree of the Superior Court of the State of California in and for the County of San Diego, dated March 9, 1882 and recorded in book 43, page(s) 161 of Deeds, San Diego/ County Records.

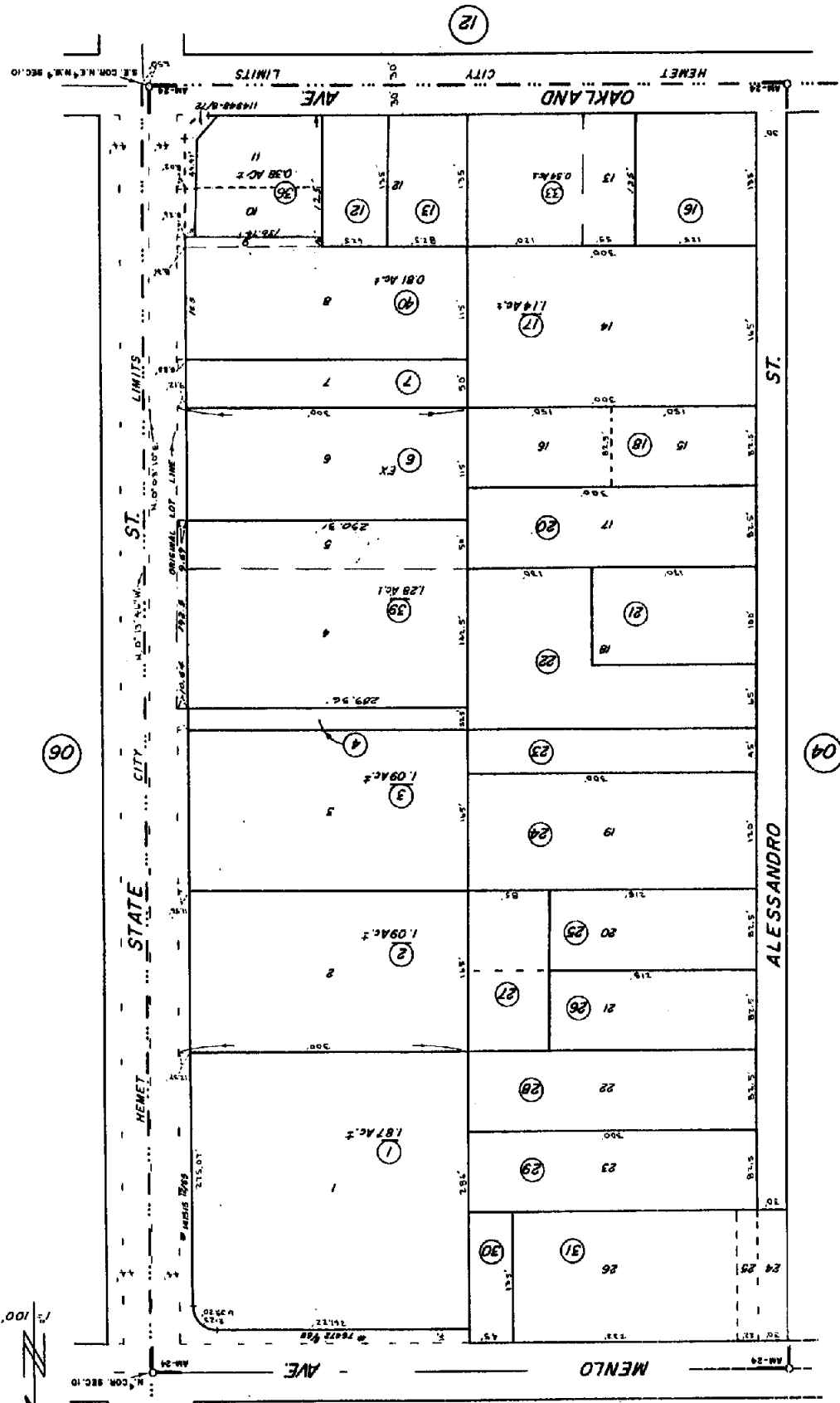
Excepting therefrom the Northerly 30 feet in Menlo Avenue.

443-05

T.C.A. 071-215

POR. RO. SAN JACINTO VIEJO
(E. 2 N.E. 4 NW 4 SEC. 10, T. 5 S., R. 1 W.)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



439
06

DATE	OLD NO.	NEW NO.
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439
1/27/78	439	439

ALESSANDRO ST.

ST.

OAKLAND AVE

CITY LIMITS

STATE CITY LIMITS

STATE CITY LIMITS

HEMET CITY LIMITS

MENLO AVE

AMB 1/29 ASSESSOR'S MAP NO. 24
COUNTY SURVEY 782-B
RS 55/14

OCT. 1970

ASSESSOR'S MAP BK. 443 PG. 05
RIVERSIDE COUNTY, CALIF.

2 **RDA RESOLUTION NO. 2008-084**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
4 **IN THE MID-COUNTY 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 County Board of Supervisors adopted plans for
12 Redevelopment Project Area No. 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities, and I-215 Corridor, ("Project Areas"); 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 Section 33391 of the Health and Safety Code, the
18 Agency may acquire, within a survey area or for purpose of redevelopment, any interest
19 in real property; and

20 **WHEREAS**, the North Hemet sub-area is located within the Mid County Project
21 Area, ("Sub-Area"); and

22 **WHEREAS**, the Agency, based on an independent fee appraisal report,
23 negotiated a purchase price of \$47,300 for real property identified as Assessor's Parcel
24 Number 443-050-030, more particularly described in Exhibit "A", attached hereto and
25 incorporated herein by reference; and

26 **WHEREAS**, the Property is located within the Sub-Area; and

27 **WHEREAS**, the purchase of the Property is for redevelopment purposes and will
28 assist the Agency in implementing the redevelopment plan for the Sub-Area ("Plan")
and will help eliminate physical blighting conditions within the Sub-Area; and

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

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/12/08

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, in regular
5 session December 9, 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 nature of the property is vacant land consisting of 6,098 sq. ft. or
9 0.14 acres, and located at 211 W. Menlo Avenue, Hemet CA 92543.

10 3. That the seller of the property is Jorge Arellano.

11 4. That the purchase of the property is \$47,300.

12 5. That the agreement to purchase the property shall considered by the
13 Board of Directors on December 9, 2008 in the meeting room of the Board of Directors,
14 County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California
15 92501-3656, at 9:00AM, or soon thereafter as the agenda of the Board permits.

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

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