

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

430



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 10, 2008

SUBJECT: RDA Resolution No. 2008-089, Authorization to Purchase Real Property in the North Hemet Area of the Mid County Project Area – APN 443-050-030 – 3rd District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-089, Authorization to Purchase Real Property in the North Hemet area of the Mid County Project Area;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APN 443-050-030 from Jorge Arellano by the Redevelopment Agency; and
3. 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, including deed acceptance to complete this transaction.

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)

RZ:DL:JMP:DSC:TK

Deanna Lorson

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

S:\Real Property\Real Property\District Projects\District 3\North Hemet\Form 11 II Doc.c

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: Redevelopment Low- and Moderate-Income Housing 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

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

NOV 10 11:01 AM
RECEIVED

Prev. Agn. Ref.: **District:** 3 **Agenda Number:** 4.4

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/13/08
Departmental Concurrence

BACKGROUND (continued):

The subject property is vacant land and is contiguous to the east and northeast 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.

The Notice of Intent to Purchase Real Property was approved by the Board of Directors on November 4, 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.' "

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2008-089**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY**
4 **IN THE NORTH HEMET AREA OF 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 Redevelopment
12 Plans for Redevelopment Project Area 1-1986, Jurupa Valley, Mid-County, Desert
13 Communities, and I-215 Corridor, as amended, ("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 the provisions of the Community Redevelopment Law,
18 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
19 area or for purposes of redevelopment, any interest in real property; and

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

24 **WHEREAS**, the North Hemet Sub-Area is located within the Mid County Project
25 Area, ("Sub-Area"); and

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

27 **WHEREAS**, the Agency is purchasing the Property for redevelopment purposes
28 that will assist in implementing the Sub-Area's redevelopment plan ("Plan") and assist in
eliminating physical blighting conditions within the Sub-Area; and

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/23/08

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

4 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
5 the Redevelopment Agency for the County of Riverside, State of California, in regular
6 session on December 9, 2008 as follows:

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

9 2. That the Redevelopment Agency for the County of Riverside is authorized
10 to purchase real property identified as Assessor's Parcel Number 443-050-030, more
11 particularly described in Exhibit "A".

12 3. The purchase price of the property is \$47,300.

13 4. That the Chairman of the Board of Supervisors is hereby authorized to
14 execute any and all documents necessary to purchase the real property from Jorge
15 Arellano.

16 5. That the Executive Director of the Redevelopment Agency or designee is
17 hereby authorized to execute subsequent and relevant documents necessary to
18 complete this transaction.

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Initials
Date

443-05

T.C.A. 071-215

FOR RO. SAN JACINTO VIEJO
(E²NE⁴NW⁴SEC.10,T.5S.,R.1W.)

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

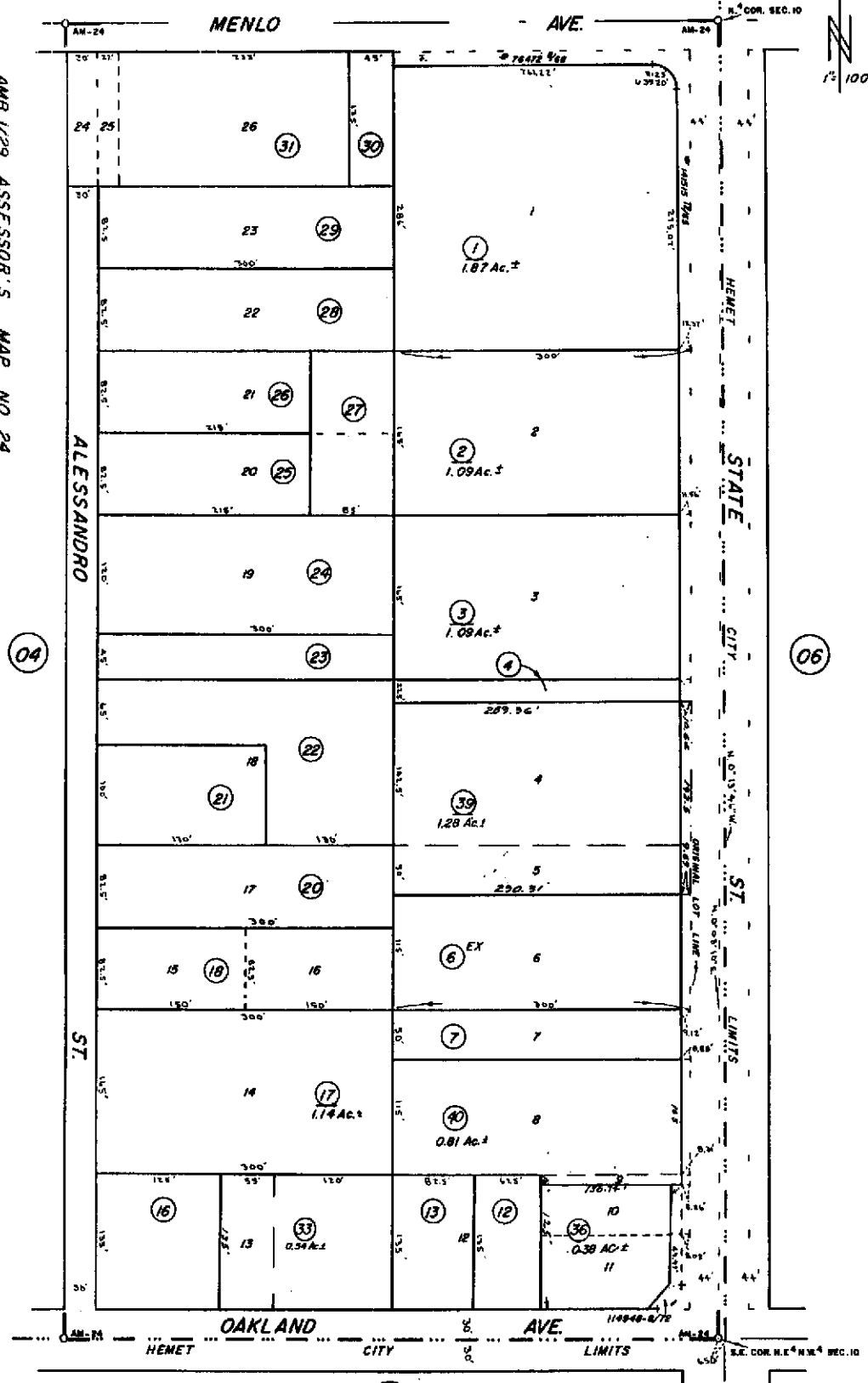


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AMB 1/29 ASSESSOR'S MAP NO. 24
COUNTY SURVEY 782-B
RS 55/14
OCT 1970

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



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