

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

273



FROM: Economic Development Agency

SUBMITTAL DATE:
February 19, 2009

SUBJECT: Consent to the Purchase of Real Property by the Redevelopment Agency of the County of Riverside Known as APN 169-070-031 – 2nd Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:
Adopt Resolution 2009-087, making certain findings required by Health and Safety Code Section 33445 and consenting to the purchase of real property known as Assessor's Parcel Number 169-070-031 by the Redevelopment Agency in the Jurupa Valley Project Area.

BACKGROUND: Agency staff has successfully negotiated the acquisition of a property identified as Assessor's Parcel Number 169-070-031 with Phillip W. Smith, Brian C. Smith, Larry A. Smith, and Robin I. Richart for a purchase price of \$362,000 plus escrow fees and miscellaneous costs associated with the acquisition. The negotiated price is consistent with current property values in the Glen Avon area based on an independent fee appraisal report.
(continued on Page 2)

RF:TE:JMP:DSC:JFM:jm
S:\RealProperty\Real Property\District Projects\Dist 2\Glen Avon Housing\Smith\Smith Form 11 Consent to Purchase 2-10-09.doc

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 362,000 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: YES

SOURCE OF FUNDS: Redevelopment Agency Low- and Moderate-Income Housing Fund	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
County Executive Office Signature

Prev. Agn. Ref.: 3/17/09 Item 4.3 District: 2 Agenda Number:

3.11

FORM APPROVED COUNTY COUNSEL
 DATE 2/19/09
 MICHELLE CLACK
 Department of Concurrence
 Policy
 Consent
 Dept Recomm.:
 Per Exec. Ofc.:

BACKGROUND (continued):

The subject parcel consists of 0.83 acres located at 8845 Mission Boulevard with an existing house and storage building, estimated to have been built around 1949. The parcel is needed for future phases of the Glen Avon Housing Project, provided other contiguous properties can be acquired. The project will include housing development, while eliminating blighting conditions in the Project Area.

The Notice of Intent to Purchase Real Property was approved by the Board of Directors on March 17, 2009.

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 SUPERVISORS**

COUNTY OF RIVERSIDE

2 **COUNTY RESOLUTION NO. 2009-087**
3 **CONSENT TO THE PURCHASE OF REAL PROPERTY BY THE**
4 **REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE KNOWN AS**
5 **APN 169-070-031**
6 **(2ND Supervisorial District)**

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

12 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment
13 plans for Redevelopment Project Areas Nos. 1-1986, Jurupa Valley, Mid-County, Desert
14 Communities and the I-215 Corridor, ("Project Areas"); and

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

18 **WHEREAS**, pursuant to Section 333 91 of the Health and Safety Code, the
19 Agency may acquire, within a survey area or for purposes of redevelopment, any
20 interest in real property; and

21 **WHEREAS**, the Agency intends to purchase real property, Assessor's Parcel
22 Number 169-070-031 ("Property"), within the Glen Avon Sub-Area ("Sub-Area") of the
23 Jurupa Valley Project Area; and

24 **WHEREAS**, the Agency intends to construct public improvements on the
25 Property, which will assist in implementing the Sub-Area's redevelopment plan ("Plan");
26 and

27 **WHEREAS**, the Board of Supervisors has duly considered all conditions of the
28 proposed payment for the acquisition of the Property and believes 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.

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 3/25/09

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
2 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
3 in regular session assembled on April 14, 2009, as follows:

4 1. That the above recitals are true, correct and incorporated herein by
5 reference.

6 2. That the acquisition of the Property for the construction of public
7 improvements will benefit the Sub-Area.

8 3. That there are no other reasonable means of financing available to the
9 community for the acquisition of the Property.

10 4. That the construction of public improvements will assist in eliminating
11 physical blighting conditions within the Sub-Area. .

12 5. That the purchase of the Property for the construction of public
13 improvements is consistent with the implementation plan, which calls for infrastructure
14 improvements within the Sub-Area and surrounding community.

15 6. That the Board of Supervisors consents to the Redevelopment Agency for
16 the County of Riverside purchasing real property identified as Assessor's Parcel
17 Number 169-070-031 from Phillip W. Smith, Brian C. Smith, Larry A. Smith, and Robin I.
18 Richart as shown in Exhibit "A" attached hereto and incorporated herein by reference.

