

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 28, 2011

SUBJECT: Adoption of RDA Resolution No. 2011-006, Authorization to Purchase Real Property in the City of Menifee, County of Riverside, California – District 5

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Reporting Program (MMRP), both attached hereto as Exhibit A for Environmental Assessment No. EA0827003784, based on the findings incorporated therein;
2. Approve the project as described in the Environmental Assessment No. EA0827003784;
3. Adopt RDA Resolution No. 2011-006, Authorization to Purchase Real Property located on Trumble Road between State Route 74 and Mapes Road in the City of Menifee, Riverside County, California, also known as Assessor's Parcel Number 329-030-061;

Robert Field

Robert Field
Executive Director

Reviewed by
CRIP TEAM
Christopher Hains
Christopher Hains

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,547,700	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: I-215 Corridor Redevelopment Project Area Capital Improvement Funds – Romoland Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature BY: *Jennifer L. Sargent*
Jennifer L. Sargent

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 4/26/11
 SAMUEL WONG
 Departmental
 DATE
 FORM APPROVED COUNTY COUNSEL
 BY: *Antia C. Willis*
 ANTIA C. WILLIS
 Policy Policy
 Consent Consent
 Dept's Recomm.: Per Exec. Ofc.:

RECOMMENDED MOTION: (Continued)

4. Allocate the sum of \$1,547,700 for the purchase of real property, due diligence, appraisal, title and escrow fees, and labor expenses from the I-215 Corridor Redevelopment Project Area Capital Improvement Funds - Romoland Sub-Area as needed for the completion of the project;
5. Approve and authorize the Chairman of the Board of Directors to execute the attached Agreement of Purchase and Sale and Joint Escrow Instructions between the Redevelopment Agency for the County of Riverside and Violet Realty, Inc., a California corporation;
6. Authorize the Chairman of the Board of Directors to execute all documents related to this transaction;
7. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
8. Authorize the Executive Director of the Redevelopment Agency, or designee, to take all necessary steps including executing associated documents in order to complete this purchase.

BACKGROUND:

The Redevelopment Agency for the County of Riverside (RDA) proposes to purchase a 4.52 acre vacant lot on Trumble Road between State Route 74 and Mapes Road, also known as Assessor's Parcel Number 329-030-061, in the City of Menifee, Riverside County, California, depicted in Exhibit B, attached hereto. The site is being purchased to facilitate a plan to construct a fire station in an area with gaps in emergency response services and inadequate coverage. This fire station will benefit both the City of Menifee and the City of Perris and will be constructed by the City of Menifee at no additional cost to RDA.

On November 6, 2007, the Board of Supervisors approved Item 3.12, Authorization to Purchase of Real Property in the City of Perris. The property was identified as 57.02 acres of vacant land in the City of Perris, which was to be used to provide county use; the land would serve as a site for various types of facilities necessary to serve this rapidly developing area, including the construction of a fire station. RDA used 35.45 acres of the land to build a "Field of Dreams" park, which created an impediment to the plan to construct a fire station on the remaining acreage. This land acquisition is to provide replacement property for the construction of the fire station.

As the lead agency, the Riverside County Economic Development Agency (EDA) prepared an Initial Study for the proposed project.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and California Code of Regulations Section 15063, an Initial Study was prepared to analyze the proposed project to determine if any potential significant impacts upon the environment would result from construction and implementation of the project.

(Continued)

Redevelopment Agency

Adoption of RDA Resolution No. 2011-006, Authorization to Purchase Real Property in the City of Menifee, County of Riverside, California – District 5

April 28, 2011

Page 3

BACKGROUND: (Continued)

The results of the analysis demonstrate that the project would not have any significant impacts on the environment with the implementation of the mitigation measures contained in the Initial Study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated thirty day public review and comment period from June 25, 2009 to July 24, 2009.

On July 28, 2009, the State of California Governor's Office of Planning and Research (OPR), notified EDA that the IS/MND complies with the requirements of CEQA. Pursuant to CEQA Section 15074, the county shall consider all comments received during the review period prior to adoption of the IS/MND. Two comment letters were received. The comment letters and responses are included in the IS/MND.

Pursuant to CEQA (Public Resources Code Section 21081.6), the county is required to adopt a reporting and monitoring plan for the mitigation measures identified in the IS/MND to mitigate or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program (MMRP) contained in the IS/MND presented to the Board for adoption is designed to ensure compliance during project implementation.

The IS/MND, MMRP, and Notice of Determination are included as Attachment A.

RDA staff has successfully negotiated the acquisition of the subject property at the purchase price of \$1,500,000 which is based on an independent fee appraisal report for future development of the fire station.

It is recommended that the Board of Directors adopt RDA Resolution No. 2011-006 authorizing the purchase of the subject property and the allocation of funds from the I-215 Corridor Redevelopment Project Area Capital Improvement Funds – Romoland Sub-Area.

Notice of publication to satisfy California Government Code Section 6063 has been completed.

The Form 11 has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: (Commences on Page 4)

Redevelopment Agency

Adoption of RDA Resolution No. 2011-006, Authorization to Purchase Real Property in the City of Menifee, County of Riverside, California – District 5

April 28, 2011

Page 4

FINANCIAL DATA:

The following summarizes the costs necessary to purchase the real property identified as Assessor's Parcel Number 329-030-061.

Acquisition	\$ 1,500,000
Due Diligence Expenses	\$ 7,000
Real Property Appraisal	\$ 3,500
Title & Escrow Fees	\$ 10,000
Preliminary Title Report	\$ 400
Advertising	\$ 1,800
EDA Administrative Cost	\$ 25,000
Total	\$ 1,547,700

While EDA will cover the cost for the due diligence services (CEQA, Preliminary Title Report Advertising, and Appraisal) and Administrative cost at the time of this property transaction, it is understood that the RDA will reimburse EDA for these costs. The Acquisition, Title, and Escrow costs will be paid directly by RDA.

All costs associated with this property acquisition are fully funded from the I-215 Corridor Redevelopment Project Area Capital Improvement Funds – Romoland Sub-Area. Thus, no additional net EDA cost will be incurred as a result of this transaction

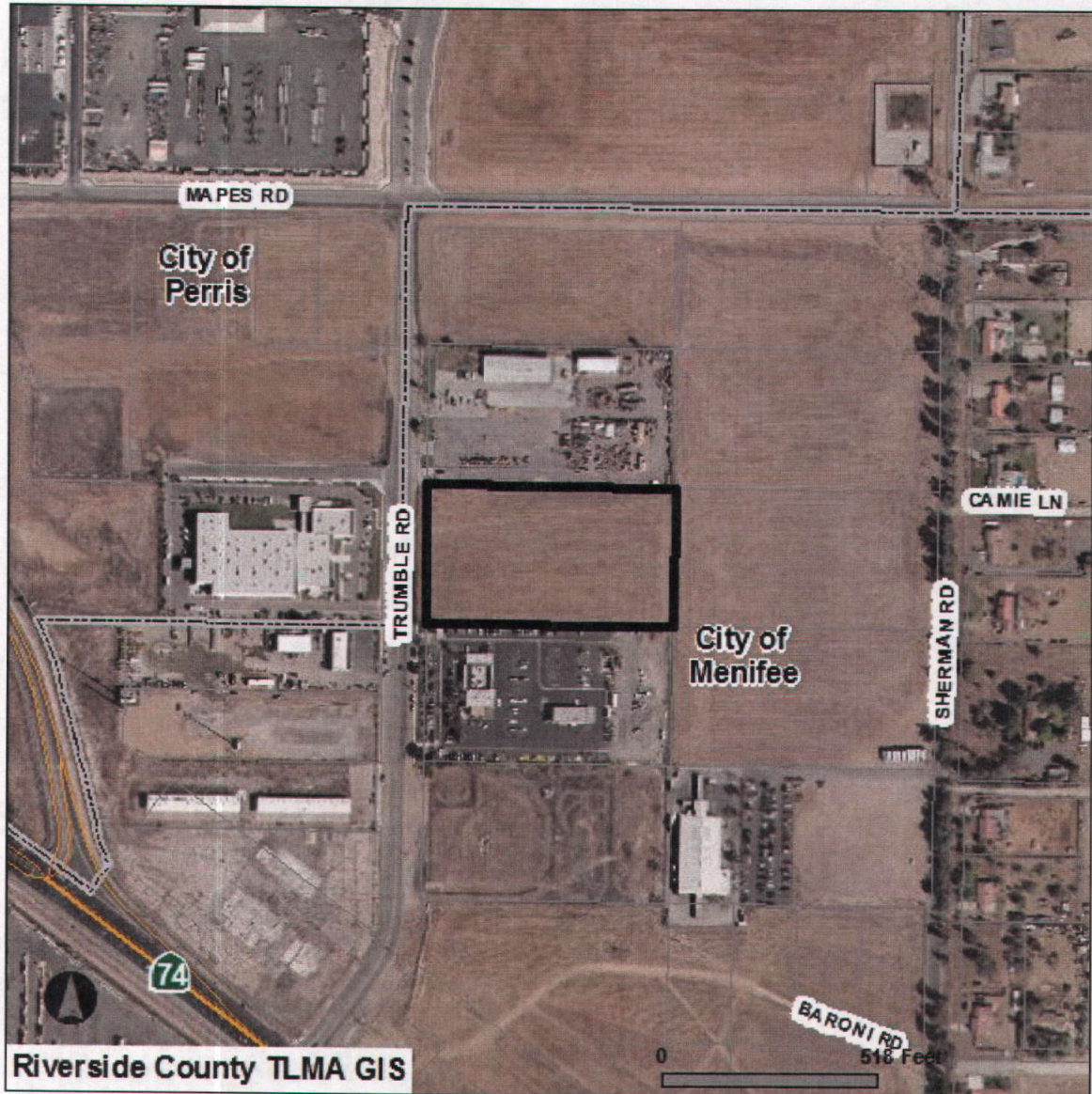
Attachments:

Exhibit A - Environmental Assessment No. EA0827003784

Exhibit B - Map

Agreement of Purchase and Sale and Joint Escrow Instructions

EXHIBIT "B"



Selected parcel(s):
329-030-061

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Version 101221

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3 **RESOLUTION NO. 2011-006**
4 **AUTHORIZATION TO PURCHASE REAL PROPERTY**
5 **IN THE CITY OF MENIFEE**
6 **IN THE COUNTY OF RIVERSIDE**
7 **(Fifth District)**

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

14 **WHEREAS**, Agency has adopted a Redevelopment Plan, hereinafter referred to
15 as the "Plan," for the Interstate 215 Corridor Project Area, hereinafter referred to as
16 "Project Area,"; and

17 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
18 Agency began receiving tax increment from the Project Areas in January 2003, and
19 continues to receive annual tax increment revenue; and

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

23 **WHEREAS**, the Agency has, based on an independent appraisal report,
24 negotiated a purchase price of \$1,547,700 for the purchase of real property, due
25 diligence, appraisal, advertising, title and escrow fees for Assessor's Parcel Number
26 329-030-061, hereinafter referred to as ("the Property"), more particularly described in
27 Exhibit "A" attached hereto and incorporated herein by reference; and

28 **///**

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* ANITA C. WILLIS
DATE: 4-7-11

1 **WHEREAS**, the Property is owned by Violet Realty who wishes to sell the
2 Property to Agency; and

3 **WHEREAS**, the Property is located within the boundaries of the City of Menifee,
4 and in the Interstate 215 Corridor Project Area; and

5 **WHEREAS**, the Agency is purchasing the Property to develop a proposed Fire
6 Station and assist the Agency in meeting its goal of enhancing communities within the
7 County of Riverside and implementing the Plan for the Interstate 215 Corridor Project
8 Area; and

9 **WHEREAS**, prior to the Agency using the Property for purposes described in
10 the Plan, the Agency agrees to fully comply with the California Environmental Quality
11 Act.

12 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
13 Directors of the Redevelopment Agency for the County of Riverside, State of California,
14 in regular session assembled on May 10, 2011, as follows:

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

17 2. That the Redevelopment Agency for the County of Riverside is
18 authorized to purchase real property known as Assessor's Parcel Number 329-030-
19 061, more particularly described in Exhibit "A" for the amount of \$1,547,700 for the
20 purchase of real property, due diligence, appraisal, advertising, title and escrow fees.

21 3. That the Chairman of the Board of Directors is hereby authorized to
22 execute any and all documents necessary to purchase the Property.

23 4. That the Executive Director of the Redevelopment Agency or designee is
24 hereby authorized to take necessary steps to complete this transaction including
25 executing subsequent relevant and necessary documents.

26 ///

27 ///

28 CO:ra/031511/042FR/13.879 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.879.doc

Exhibit A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, Unincorporated Area, and described as follows:

Lot 514 of Romola Farms No. 6A, in the County of Riverside, State of California, as per map recorded in Book 14, Pages 63, 64 and 65 of Maps, in the office of the County Recorder of said County.

Except that portion as described in that deed to the State of California, by deed recorded February 14, 1962 in book 3077 page 364 of Official Records and as Instrument No. 13971.

(End of Legal Description)