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



FROM: Redevelopment Agency

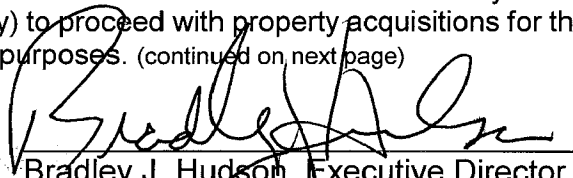
SUBMITTAL DATE: April 1, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-06, Authorization to Purchase Real Property in the Rubidoux area and approval of Acquisition Agreement for Assessor Parcel Number 179-111-003.
Second Supervisorial District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-06, Authorization to Purchase Real Property in the Rubidoux area;
2. Approve the Acquisition Agreement for Assessor Parcel Number 179-111-003 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
4. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related escrow documents to complete this transaction.

BACKGROUND: On August 13, 2002 in accordance with Section 33679 of the Health and Safety Code, the Board authorized the Redevelopment Agency (Agency) to proceed with property acquisitions for the RCSD/Fire Station and allocated \$1,000,000.00 for such purposes. (continued on next page)


Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:BCS:sj
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FINANCIAL DATA:

CURRENT YEAR COST: \$270,000.00 plus escrow costs

NET COUNTY COST: \$0

BUDGET ADJUSTMENT: No

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds

ANNUAL COST: \$0
IN CURRENT YEAR BUDGET: Yes
FOR FY: 02/03

C.E.O. RECOMMENDATIONS: APPROVE

County Executive Officer Signature: 

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.
#4.1 of 8/13/02

Dist.
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AGENDA NO.

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

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BACKGROUND (continued)

Assessor Parcel Number 179-111-003 is a property identified by the Agency as needed for the project. The purchase price of \$270,000.00 is inclusive of all real estate and structures thereon. The tenant of subject property qualifies for relocation benefits. Agency, working in conjunction with the Rubidoux Community Services District (RCSD) is proposing to construct a new Fire Station in the community of Rubidoux. Agency will assist with the development by acquiring the project site and by providing a portion of the project funds for the construction of a new Fire Station. In addition, the proposed project will eliminate blighted conditions on Mission Boulevard.

The price is consistent with commercial property values in the Rubidoux area.

Staff recommends the adoption of RDA Resolution No. 2003-06 and approval of the Acquisition Agreement.

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'."

FINANCIAL DATA:

The adoption of RDA Resolution No. 2003-06 and approval of the Acquisition Agreement will require the expenditure of \$270,000.00 plus escrow costs and tenant relocation expenditures, from funds budgeted for this project.

**RDA RESOLUTION NO. 2003-06
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
RUBIDOUX AREA (ASSESSOR PARCEL NUMBER 179-111-003)
(RCSD/FIRE STATION)**

WHEREAS, the Redevelopment Agency for the County of Riverside is a Redevelopment 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, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 1986 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 negotiated a purchase price of \$270,000.00 for Assessor Parcel Number 179-111-003, also known as 5701 Mission Boulevard, more particularly described in Exhibit "A", attached hereto; and

WHEREAS, the purchase of this property will not only assist the Agency in meeting its goal of eliminating blighting conditions and revitalizing the Rubidoux area, but will provide a site for the future Rubidoux Fire Station.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, in regular session assembled on April 15, 2003, as follows:

1. That the Board of Directors hereby finds and declares that the above

1 recitals are true and correct.

2 2. That the Redevelopment Agency for the County of Riverside is authorized
3 to purchase real property in Rubidoux area.

4 3. That the Chairman of the Board of Directors is hereby authorized to
5 execute any and all documents necessary to purchase the real property from the
6 property owners.

7 4. That the Executive Director of the Redevelopment Agency is hereby
8 authorized to take the necessary actions and execute any related documents to
9 complete this purchase.

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FORM APPROVED
COUNTY COUNSEL

APR 02 2003

BY Joe S. Paul
ASSISTANT COUNTY COUNSEL

EXHIBIT "A"

(179-111-003)

THAT PORTION OF LOTS 11 AND 18 OF MILLER AND NEWMAN SURVEY OF THE RUBIDOUX RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 36 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO CLAIR L. KINTIGH ET UX BY DEED RECORDED JULY 17, 1970 AS INSTRUMENT NO. 68912 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 31E 02' EAST ALONG THE SOUTHEASTERLY LINE OF KINTIGH PARCEL 307 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DONALD BILL CATE BY DEED RECORDED AUGUST 24, 1972, INSTRUMENT NO. 113086 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST LINE 82.84 FEET TO THE NORTHWESTERLY LINE OF AVALON STREET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 9, 1949 IN BOOK 467, PAGE 519 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 31E 02' WEST ALONG THE NORTHWESTERLY LINE OF AVALON STREET 307 FEET TO THE NORTHEASTERLY LINE OF MISSION BOULEVARD;

THENCE NORTH 59E 10 WEST ALONG THE NORTHEASTERLY LINE OF MISSION BOULEVARD 82.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED RECORDED SEPTEMBER 26, 1940 IN BOOK 476, PAGE 387, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THE SOUTHWESTERLY 57 FEET THEREOF.

