

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

715



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 15, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-10, Notice of Intent to Condemn Real Property for the Bellegrave Avenue Improvement project.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-10, Notice of Intention to Condemn Real Property for the Bellegrave Avenue Improvement Project; and
2. Set a public hearing on November 25, 2003 to hear comments from affected property owners; and
3. Authorize and direct the Clerk of the Board to give notice as required.

BACKGROUND:

Since 1996, the Redevelopment Agency has been making efforts to revitalize the Jurupa Valley Redevelopment Project Area. Revitalization efforts in the Mira Loma area include the improvement of pedestrian and vehicular travel ways for safety and elimination of blighting conditions. The first phase of the Bellegrave Avenue Street Improvement project, completed in 1998, included widening of the existing roadway and the construction of curb, gutter, and sidewalk improvements to the north side of Bellegrave Avenue from Jurupa Valley High School to Galena Street.

BJH:RZ:DML:AMV:REW:sj
F:\Shared\RealProperty\Real Property\DIST\03-2-244.condempkge.doc

Bradley J. Hudson
Bradley J. Hudson, Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	N/A	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: N/A

SOURCE OF FUNDS: N/A	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

Bronda King

Prev. Agn. Ref.: District: 2 **Agenda Number:**

Departmental Concurrence

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

BACKGROUND (continued)

The next phase includes improvements to the south side of Bellegrave Avenue between Etiwanda Avenue and Dodd Street. These improvements included street widening, installation of curb, gutter, sidewalks, handicap access ramps, and decorative block walls.

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'."

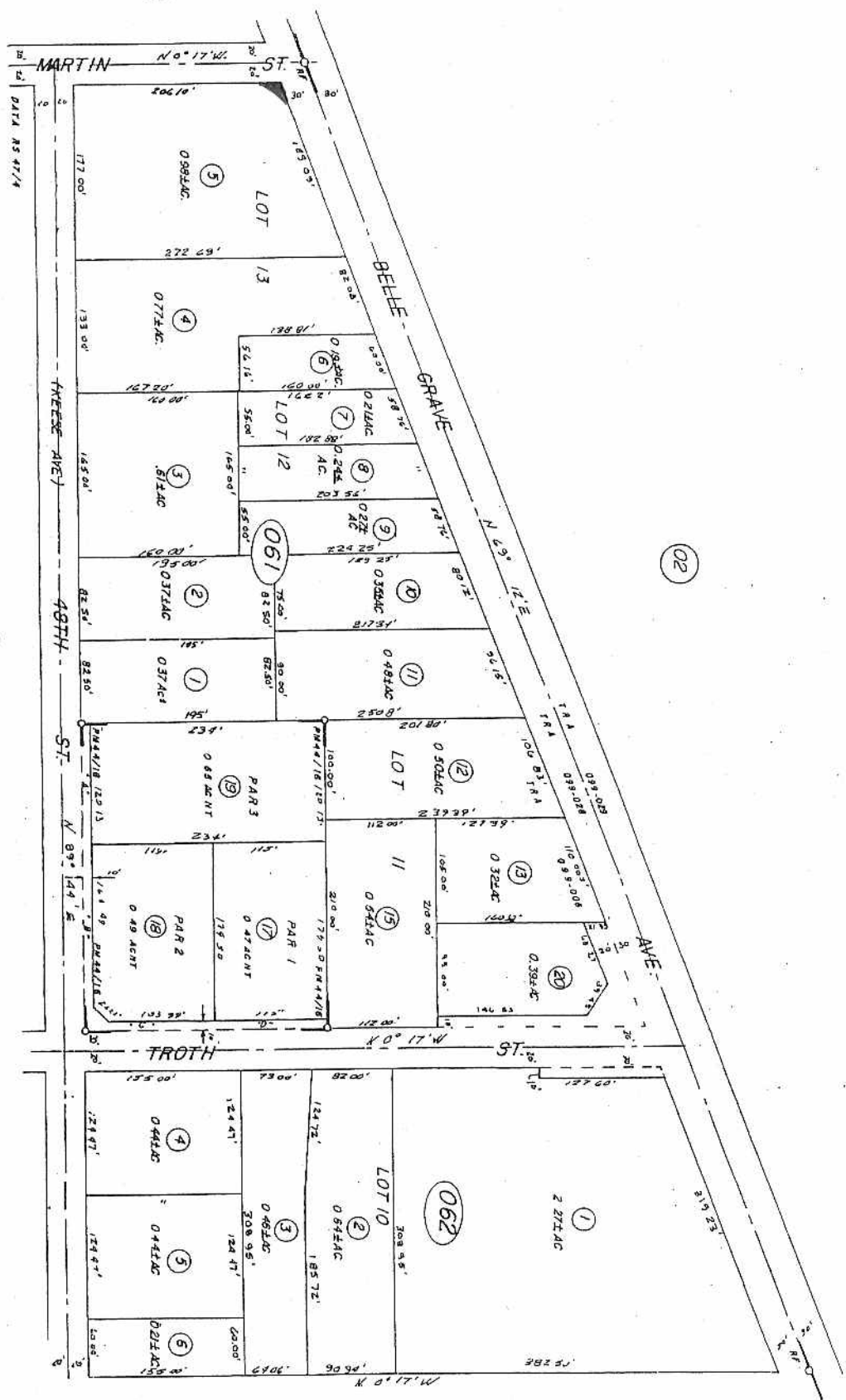
The offer required by the above stated code has been made, but negotiations to acquire the needed 75 square foot easement have been unsuccessful to date. Staff recommends the adoption of this resolution as stated.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR. NW1/4 SEC. 16 T.2S. R.6W.

TRA 099-006 159-06
099-028
099-029

7-39



ASSESSOR'S MAP BK 159 PG 06
RIVERSIDE COUNTY, CALIF

MB13/37 Reservoir Forms
PM44/16 Parcel Map 8712
JAN 1975

IMPORTANT: THIS PLAT IS NOT A SURVEY. IT IS MERELY FURNISHED AS A CONVENIENCE
TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO
GUARANTEE ANY DIMENSIONS, DISTANCES, BEARINGS, OR ACREAGE.



DATE	BY	VIEW
6-78	16	17-12
5/89	01,14	01,5

2 RDA RESOLUTION NO. 2003-10
3 NOTICE OF INTENTION TO CONDEMN REAL PROPERTY
4 FOR THE BELLEGRAVE AVENUE IMPROVEMENT PROJECT

5 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Directors
6 of the Redevelopment Agency for the County of Riverside, State of California, in regular session
7 assembled on October 28, 2003 and NOTICE IS HEREBY GIVEN as follows:

8 1. That this Board intends to adopt a resolution of necessity authorizing the
9 condemnation of a certain parcel of real property for the Bellegrave Avenue Improvement
10 Project, said parcel being described as a portion of Assessor Parcel Number 159-061-005, which
11 is shown on the Assessor Parcel Map and plat on file in the Office of the Clerk of the Board, and
12 located in the Mira Loma area, and to hold a public hearing on November 25, 2003, at 9:00 a.m.
13 in the meeting room of the Board of Directors located on the 1st floor, County Administrative
14 Center, 4080 Lemon Street, Riverside, California, at which time each person whose real property
15 is sought to be condemned and whose name and address appears on the last equalized County
16 Assessment Roll and who has filed a timely written request to appear and be heard, will be given
17 an opportunity to be heard on the following matters:

18 a. Whether the public interest and necessity require the construction
19 of the public improvement.

20 b. Whether the public improvement is planned and located in the
21 manner that will be most compatible with the greatest public good and the least private injury.

22 c. Whether the real property sought to be acquired is necessary for
23 the construction of the public improvement.

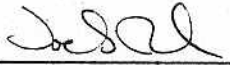
24 2. That the failure of any person, whose real property is sought to be
25 condemned, to file a written request to appear and be heard with the Clerk of the Board within 15
26 days after a copy of the resolution is mailed to, or personally served upon such person, will
27 result in his or her waiver of the right to appear and be heard.

28 BE IT FURTHER RESOLVED that the Clerk of the Board shall cause a copy of

1 this resolution and a copy of the Assessor's Map and plat to be mailed to or personally served
2 upon each person whose real property is sought to be condemned and whose name and
3 address appears on the last equalized County Assessment Roll.

FORM APPROVED
COUNTY COUNSEL

OCT 10 2003

BY 
ASSISTANT COUNTY COUNSEL

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EXHIBIT "A"

That portion of Lot 13 of Reservoir Farms, as shown by map on file in Book 13 of Maps at page 37 thereof, Records of Riverside County, California, lying in Section 16, Township 2 South, Range 6 West, San Bernardino Meridian, Jurupa Rancho, said portion being described as follows:

COMMENCING at the intersection of the centerline of Bellegrave Avenue (30.00 feet half width) with the centerline of Martin Street (40.00 feet wide) as shown on said map;

Thence South $00^{\circ}17'00''$ East along said centerline of Martin Street, a distance of 24.55 feet to a point thereon;

Thence North $89^{\circ}43'00''$ East, at a right angle, a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, said point being the northwest corner of said Lot 13;

Thence North $69^{\circ}12'00''$ East along the southerly right of way line of said Bellegrave Avenue and along the northerly line of said Lot 13, a distance of 20.11 feet to a point of cusp, said point being the beginning of a non-tangent curve, concave to the southeast, having a radius of 29.00 feet, the radial line from said point bears South $20^{\circ}48'00''$ East;

Thence southwesterly along said curve, to the left, through a central angle of $69^{\circ}29'00''$, an arc distance of 35.17 feet to a point on the east right of way line of said Martin Street, said point also being on the west line of said Lot 13, the radial line from said point bears North $89^{\circ}43'00''$ East.

Thence North $00^{\circ}17'00''$ West along said east right of way line and along said west line, a distance of 20.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 73 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B".

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

4/22/02
Date

Prepared by: JG
Checked by: JTB



EXHIBIT "B"

BELLEGRAVE AVENUE

CENTERLINE PER MB 13/37

P.O.C.

S69°12'00"W

T.P.O.B.

N69°12'00"E 20.11'

73 S.F.

R=29.00'
 Δ=69°29'00"
 T=20.11'
 L=35.17'

N89°43'00"E
 20.00'

N89°43'00"E (R)

S20°48'00"E (R)

LOT 13
 RESERVOIR FARMS
 MB 13/37

N'LY LINE
 JURUPA RANCHO

500°17'00"E
 24.55'

MARTIN STREET

20'

20'



1"=20'

ALBERT A.
WEBB
 ASSOCIATES
 ENGINEERING CONSULTANTS

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SECTION 16, TOWNSHIP 2 SOUTH,
 RANGE 6 WEST, S.B.M.

RIVERSIDE COUNTY

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.

SHEET, 1 OF 1

W.D. 00-0049

SCALE: 1" = 20'

DRWN BY MA
 CHKD BY FR

DATE 1/21/02
 DATE 1/22/02

SUBJECT: R/W DEDICATION