

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

133



FROM: Redevelopment Agency

SUBMITTAL DATE:
January 28, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-007 and Approval of Acquisition Agreement for Fleet Services in the Rubidoux Area.

RECOMMENDED MOTION: That the Board Directors:

1. Adopt Resolution No. 2004-07 Authorization to Purchase Real Property in the Rubidoux Area for the Fleet Services project;
2. Approve the Acquisition Agreement for the purchase of Assessor's Parcel Numbers 179-300-008, 179-300-009, 179-300-010, 179-300-013, 179-300-014, 179-300-019, and 179-300-020 from Muso Limited Partnership;
3. Authorize and direct Chairman of the Board to execute the agreement and the acceptance certificate on the related deed; and
4. Authorize and direct the Executive Director of the Agency, or his designee, to administer all actions or sign any related documents necessary to complete this transaction.

BACKGROUND: On August 19, 2003, the Board of Supervisors and the Board of Directors of the Redevelopment Agency approved and authorized the purchase of a site in Rubidoux for the construction of a new County Fleet Services Facility as Fleet Services has outgrown their existing outdated facility. (continued on Page 2)

Bradley J. Hudson

Bradley J. Hudson, Executive Director

BJH:RZ:BJG:REW:
F:\Shared\RealProperty\Real Property\DIST2\04-2-082.fm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$718,000, plus escrow costs	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	No
	Annual Net County Cost:	\$	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	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

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

Prev. Agn. Ref.: 8/19/03 #3.26/4.1 | **District:** 2 | **Agenda Number:**

4.2

Reviewed by
CIP TEAM

Departmental Concurrence

RECEIVED
DISTRICT 2
JAN 29 2004

COUNTY OF RIVERSIDE
OFFICE
EXECUTIVE

BACKGROUND (continued)

A new fleet services facility will provide all County employees with a convenient location for refueling and maintenance services. The proposed facility will include most of the vehicle maintenance services for western Riverside County, parking for 175 vehicles, approximately 12 maintenance bays (2 for a joint effort with job training), 2 truck bays, and a car wash. There will be a fueling island for gas, diesel, CNG, propane and hydrogen fuels.

Approximately 5,000 square feet of office space will include the director's office and space for operations, administration, IT functions, dispatch and safety. The facility will have an 800 square foot training room adjacent to the training bays with one office for the trainer.

Riverside County Fleet Services and the Redevelopment Agency are proposing to work jointly to develop this proposed fleet services facility in the unincorporated area of Rubidoux.

The property owner has accepted the Agency's offer to purchase the needed property for the sum of \$718,000.00. This purchase price is consistent with the appraisal prepared for this project and current values in the Rubidoux area.

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'."

2 **RDA RESOLUTION NO. 2004-07**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**
4 **RUBIDOUX AREA FOR THE FLEET SERVICES PROJECT**
5 **(Second Supervisorial District)**

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

11 **WHEREAS**, Agency has adopted Redevelopment Plans for Redevelopment
12 Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215
13 Corridor, as amended, hereinafter referred to as "Project Areas"; and

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
15 Agency began receiving tax increment from the 1986 Project Areas in January 1988,
16 and 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 purpose of redevelopment, any interest in real property; and

20 **WHEREAS**, the Agency has negotiated a purchase price of \$718,000.00 for
21 Assessor Parcel Numbers 179-300-008, 179-300-009, 179-300-010, 179-300-013, 179-
22 300-014, and 179-300-020, more particularly described in Exhibit "A", attached hereto,
23 said purchase price being consistent with the appraised value; and

24 **WHEREAS**, the purchase of this property will not only assist the Agency in
25 meeting its goal of eliminating blighting conditions and revitalizing the Rubidoux area,
26 but will, when constructed, provide a new County Fleet Services facility within the
27 Rubidoux community. The new facility will replace the old downtown facility that has
28 become functionally and economically obsolete.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the

1 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
2 California, in regular session assembled on February 10, 2004, as follows:

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

5 2. That the Redevelopment Agency for the County of Riverside is authorized
6 to purchase real property in the community of Rubidoux.

7 3. That the Chairman of the Board of Directors is hereby authorized to
8 execute any and all documents necessary to purchase the real property from Muso
9 Limited Partnership.

10 4. That the Executive Director of the Redevelopment Agency, or his
11 designee, is hereby authorized to take the necessary actions and execute any related
12 documents to complete this purchase.

13 ///

FORM APPROVED
COUNTY COUNSEL

14 ///

JAN 26 2004

15 ///

BY 
ASSISTANT COUNTY COUNSEL