

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

420



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
February 3, 2004

**SUBJECT:** RDA Resolution No. 2004-08 Objection to Public Sale of APNs 163-152-011, 165-184-020, and 174-340-006 by the Tax Collector and Authorization to Purchase.

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt RDA Resolution No. 2004-08, objecting to the public sale of APN 163-152-011, 165-184-020, and 174-340-006 and authorizing the purchase thereof;
2. Authorize and direct the Executive Director of the Agency to take the necessary steps to complete the purchase of APN 163-152-011, 165-184-020, and 174-340-006; and
3. Authorize and direct the Executive Director of the Agency to execute the purchase agreement and any other related documents.

**BACKGROUND:** On October 2, 2003, APNs 163-152-011, 165-184-020, and 174-340-006 became subject to the Tax Collector's Power of Sale. (Continue to next page)

\_\_\_\_\_  
Bradley J. Hudson, Executive Director

BJH:RZ:BJG:AMV:JFM:sj  
F:\Shared\RealProperty\Real Property\DIST\04-2-038.frm11.doc

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$83,463.62 + fees	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$0	<b>For Fiscal Year:</b>	03-04

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Jurupa Valley Redevelopment Project Area Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

**County Executive Office Signature**

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

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

**BACKGROUND** (continued)

As part of the ongoing effort by the Redevelopment Agency to acquire tax defaulted properties for purposes of upgrade and development enhancements within the Jurupa Valley community, the Agency is requesting Board approval and the adoption of RDA Resolution No. 2004-08.

As part of this effort, the Redevelopment Agency is requesting Board approval to proceed with the acquisition of tax defaulted Assessor Parcel Numbers 163-152-011, 165-184-020, and 174-340-006. Acquisition of these properties will allow the Agency to develop structures to current code. In addition, the proposed acquisitions will assist in eliminating blighted conditions in the Jurupa Valley community.

The adoption of RDA Resolution 2004-08 will require the expenditure of \$83,463.62 plus fees from funds budgeted for this project.

Staff recommends the adoption of RDA Resolution No. 2004-08.

2 **REDEVELOPMENT AGENCY RESOLUTION NO. 2004-08**  
3 **OBJECTION TO PUBLIC SALE OF APNs 163-152-011, 165-184-020, AND 174-340-**  
4 **006 BY THE TAX COLLECTOR AND AUTHORIZATION TO PURCHASE**

5 **WHEREAS**, the Redevelopment Plan for the Jurupa Valley Redevelopment  
6 Project Area includes among its goals, the elimination of blighting conditions;  
7 consolidation of parcels needed to induce new or expanded, centralized, commercial  
8 development; and upgrading the physical appearance of the area; and

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside objects to  
10 the public sale of these three parcels; and

11 **WHEREAS**, parcel 163-152-011 became subject to the Tax Collector's Power of  
12 Sale on October 2, 2003 as Instrument No. 774527, Official Records, the minimum fee  
13 of \$2,744.66, as established by the tax collector; and

14 **WHEREAS**, parcel 163-152-011 is identified as the Westerly 100 feet of the  
15 Easterly 200 feet of the Westerly 300 feet of Lot 16, Block 34 of Sparrland Unit No. 6,  
16 in the County of Riverside, State of California, as shown by Map on file in Book 15  
17 Pages 64 and 65 of Maps, Riverside County Records: Excepting therefrom the  
18 Southerly 73 feet thereof; and

19 **WHEREAS**, parcel 163-152-011 consists of 0.16 acres with a small dilapidated  
20 structure, zoned CP, and would be suitable for the development of a residential  
21 structure; and

22 **WHEREAS**, parcel 165-184-020 became subject to the Tax Collector's Power of  
23 Sale on October 2, 2003 as Instrument No. 774527, Official Records, the minimum fee  
24 of \$51,210.93, as established by the tax collector; and

25 **WHEREAS**, parcel 165-184-020 is identified as Lots 2 through 5 inclusive in  
26 Block A of Fairhaven, as shown by Map on File in Book 6 Page 1 of Maps, Records of  
27 Riverside County, California; and

28 **WHEREAS**, parcel 165-184-020 consists of 0.21 acres with a business, not up  
to current code, County use C04, and would be suitable for a upgrade of structure to

1 current code, with landscape and facade improvements, and available for resale; and

2 **WHEREAS**, parcel 174-340-006 became subject to the Tax Collector's Power of  
3 Sale, Official Records, the minimum fee of \$29,333.03, as established by the tax  
4 collector; and

5 **WHEREAS**, parcel 174-340-006 is identified as a Portion of Lot 2 MB 006/31  
6 Resub Armstrong Estates; and

7 **WHEREAS**, parcel 174-340-006 consists of 9.82 acres with a single structure,  
8 zoned A1, County use R1, and would be suitable for a the development of a residential  
9 structures; and

10 **WHEREAS**, the subject parcels are suitable for expansion and centralization of  
11 residential and commercial development; and

12 **WHEREAS**, the Agency desires to acquire the subject parcels in fee to further  
13 the purposes of the Jurupa Valley Redevelopment Plan; and

14 **WHEREAS**, the Agency will pay the costs of giving notice, said costs not being  
15 a part of the purchase price.

16 **NOW, THEREFORE, BE IT RESOLVED, ORDERED, AND DETERMINED**, by  
17 the Board of Directors of the Redevelopment Agency for the County of Riverside, in  
18 regular session assembled on March 9, 2004, as follows:

19 1. The Agency objects to the proposed sale of Assessor Parcel  
20 Numbers 163-152-011, 165-184-020, and 174-340-006.

21 2. The Agency is authorized to purchase said parcels and to enter into  
22 an Agreement of Sale with the County of Riverside for the purchase of said parcels,  
23 pursuant to Section 3791.3 et. seq. of the California Revenue and Tax Code, and  
24 agrees to pay the full purchase price of \$83,463.62 plus fees, for Assessor Parcel  
25 Numbers 163-152-011, 165-184-020, and 174-340-006 as determined by the  
26 Treasurer-Tax Collector of Riverside County, together with all costs of giving notice  
27 pursuant to statute.

28 3. The Agency agrees to pay publication costs, even if property is

1 redeemed and therefore not conveyed to Agency, and to pay the full cost of Lot Book  
2 Reports, as required by Section 3793.6(a) of the California Revenue and Tax Code.

3 4. The Board hereby directs staff to prepare the necessary documents  
4 and take the necessary actions to complete the purchase of these three parcels.

5 5. This resolution shall take effect immediately upon its adoption.

6 BE IT FURTHER ORDERED, that the Clerk of the Board of Directors shall file  
7 with the Treasurer-Tax Collector a certified copy of this Resolution.

8 FORM APPROVED  
9 COUNTY COUNSEL

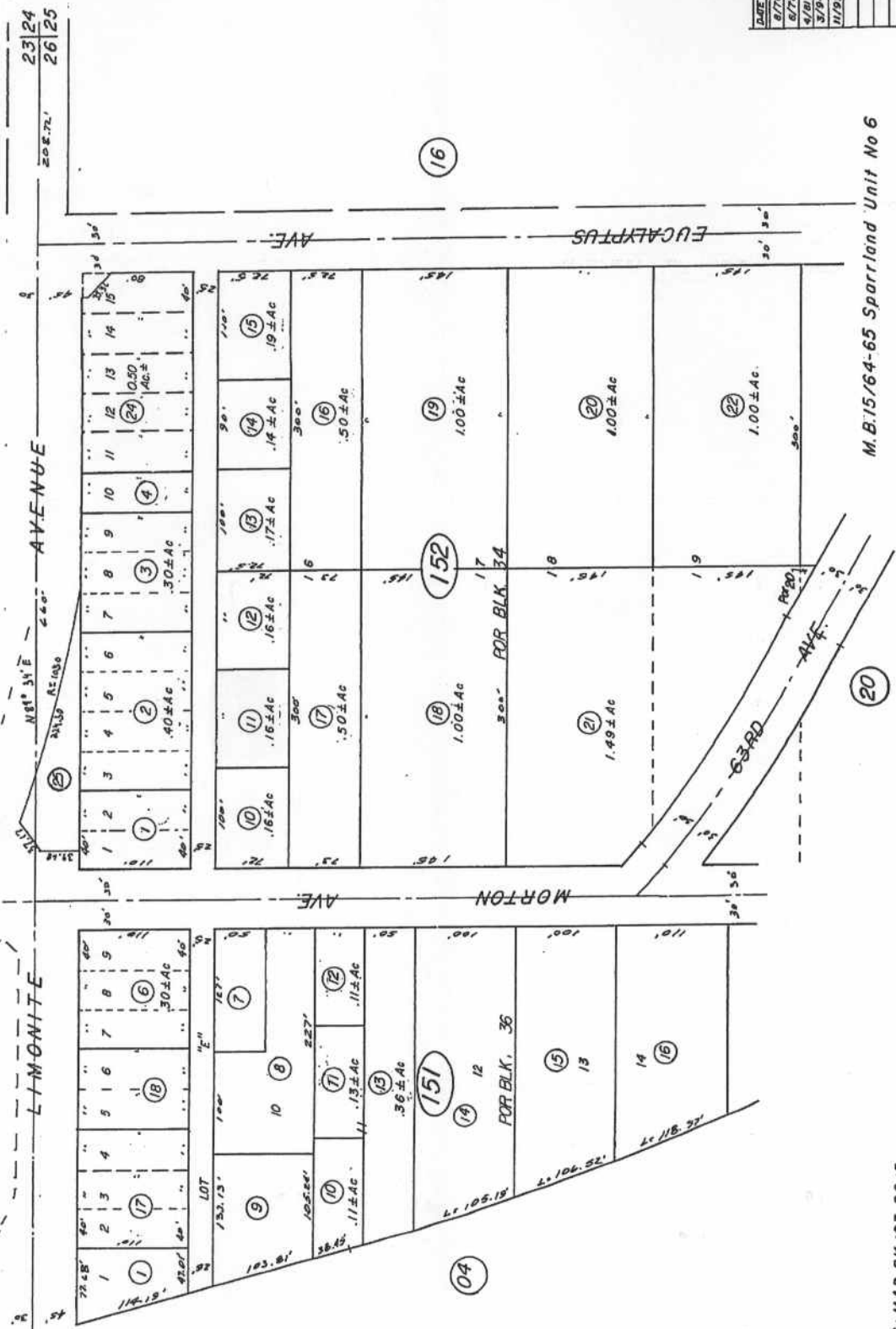
10 FEB 18 2004

11 BY Joe S. P. P.  
12 ASSISTANT COUNTY COUNSEL  
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7-20  
T.R.A. 099-055 163-15

POR SEC. 26 T2S.R.6W.

BK. 165



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

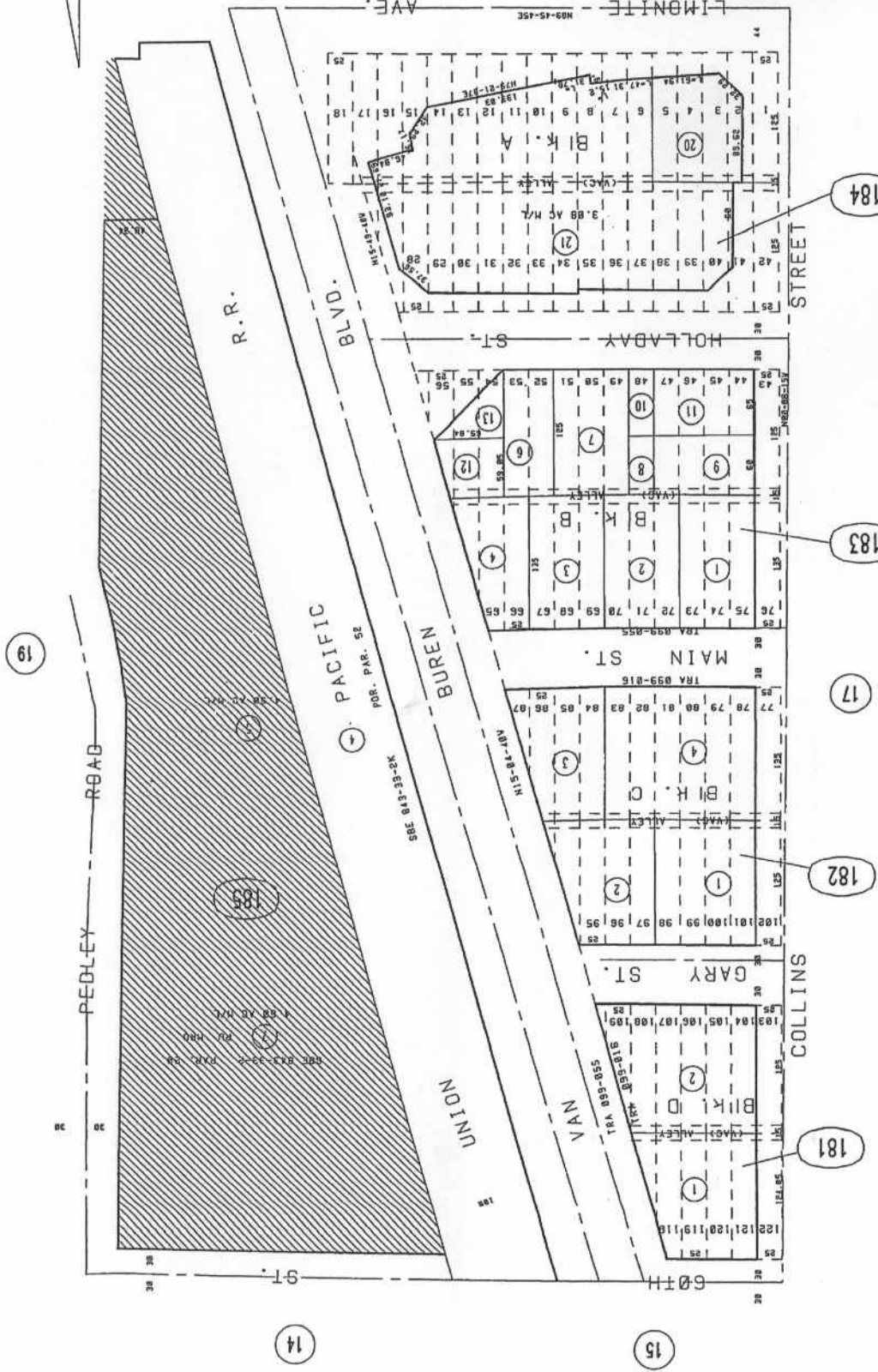
POR. S 23 T. 2S., R. 6W

T.R.A. 099-055  
099-016

165-18

7-33

1" = 100'  
ANGLE = 90°



163  
04

DATE	REF NO	REVISIONS
12/78	163-1	1-1
12/78	163-2	2-1
12/78	163-3	3-1
12/78	163-4	4-1
12/78	163-5	5-1
12/78	163-6	6-1
12/78	163-7	7-1
12/78	163-8	8-1
12/78	163-9	9-1
12/78	163-10	10-1
12/78	163-11	11-1
12/78	163-12	12-1
12/78	163-13	13-1
12/78	163-14	14-1
12/78	163-15	15-1
12/78	163-16	16-1
12/78	163-17	17-1
12/78	163-18	18-1
12/78	163-19	19-1
12/78	163-20	20-1
12/78	163-21	21-1

JUN 1 1999  
May 1999

MB 6/2 FAIRHAVEN FARMS  
MB 6/1 FAIRHAVEN

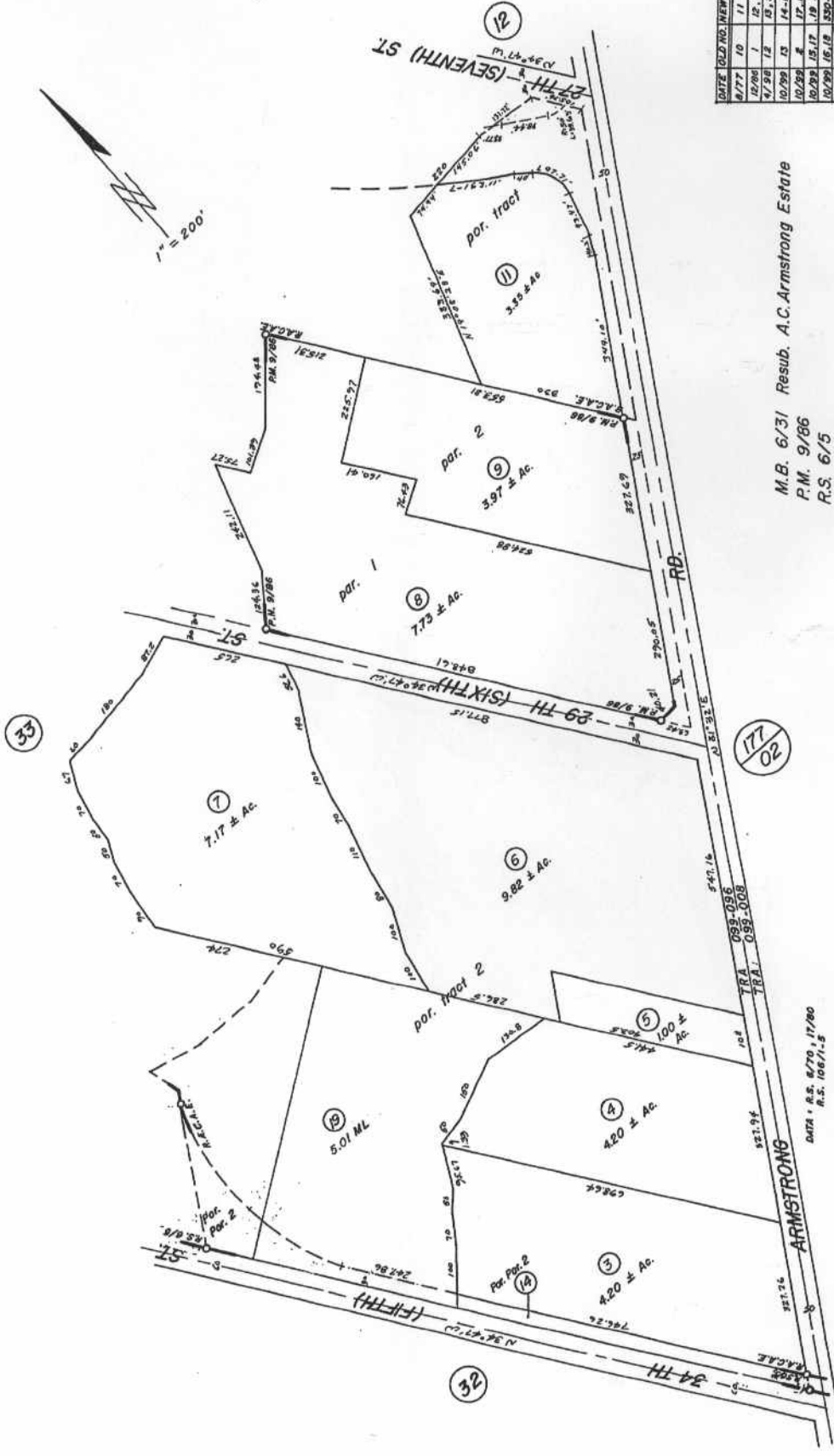
ASSESSOR'S MAP BK. 165 PG. 18  
Riverside County, Calif.

7-13, 7-14  
174-34

T.R.A. 099-008  
099-096

POR. SEC'S 5 & 8 T.2S. R.5W.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
9/77	10	11
10/80	1	12 ST
4/88	12	13 ST
10/89	13	14-16
10/89	15, 17	17, 18
10/89	16, 18	19, 20

M.B. 6/31 Resub. A.C. Armstrong Estate  
P.M. 9/86  
R.S. 6/5

DEC 07 1999  
FEB. 1975

ASSASSOR'S MAP BK. 174 PG. 34  
RIVERSIDE COUNTY, CALIF.