

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



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
February 23, 2004

**SUBJECT:** Notice of Intent to Condemn Real Property for the Etiwanda Avenue Street Improvement Project

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

1. Adopt RDA Resolution No.2004-13, Notice of Intent to Condemn Real Property for the Etiwanda Avenue Street Improvement Project; and
2. Set a public hearing on April 20, 2004, to review comments from affected property owners; and
3. Authorize and direct the Clerk to the Board to give notice as required.

**BACKGROUND:** Since 1996, the Redevelopment Agency for the County of Riverside 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. (continued on next page)

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

BJH:RZ:BJG:AMV:AMG:sj  
F:\Shared\RealProperty\Real Property\DIST\04-2-100.condemnpckge.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	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:	2003/2004

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

**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**

FORM APPROVED  
COUNTY COUNSEL

MAR 1 1 2004

BY *Lee A. J...*

**County Executive Office Signature** *Rhonda King*

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

**Prev. Agn. Ref.:** 4.2, 8-18-1998 | **District:** 2 | **Agenda Number:**

4 . 4

**Form 11 – Adoption of RDA Resolution No. 2004-13, Notice of Intent to Condemn Real  
Property for the Etiwanda Avenue Street Improvement Project**

**February 23, 2004**

**Page 2**

**BACKGROUND** (continued): On August 18, 1998, the Board of Directors approved the agreement between the Redevelopment Agency for the County of Riverside and Krieger & Stewart for the design and construction management of street and storm drain improvements along the east side of Etiwanda Avenue between Limonite Avenue and Bellegrave Avenue. The proposed improvements will improve pedestrian and vehicular safety as well as eliminate flooding and blighting conditions in the project area. The storm drain improvements will be constructed on Etiwanda Avenue, 58<sup>th</sup> Street, Ridgeview Avenue, and Wagon Train Lane.

The statutory offer was made to the property owner(s) but no settlement has been reached. Negotiations will continue in hopes of reaching an agreement. Staff recommends adoption of RDA Resolution No. 2004-13.

2  
3 RDA RESOLUTION NO. 2004-13  
4 NOTICE OF INTENT TO CONDEMN REAL PROPERTY FOR THE ETIWANDA AVENUE  
5 STREET IMPROVEMENT PROJECT

6 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Directors  
7 of the Redevelopment Agency for the County of Riverside, State of California, in regular session  
8 assembled on March 23, 2004, and NOTICE IS HEREBY GIVEN as follows:

9 1. That this Board intends to adopt a resolution of necessity authorizing the  
10 condemnation of a portion of Assessor's Parcel Number 161-220-006 for the Etiwanda Avenue  
11 Street Improvement Project as shown on the Assessor's Map on file in the Office of the Clerk of  
12 the Board, and to hold a public hearing on April 20, 2004, at 9:30 a.m. in the meeting room of  
13 the Board of Directors located on the 1<sup>st</sup> floor, County Administrative Center, 4080 Lemon  
14 Street, Riverside, California, at which time each person whose real property is sought to be  
15 condemned and whose name and address appears on the last equalized County Assessment  
16 Roll and who has filed a timely written request to appear and be heard, will be given an  
17 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  
26 15 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  
this resolution and a copy of the Assessor's Map, and Plat to be mailed to or personally served

1 upon each person whose real property is sought to be condemned and whose name and  
2 address appears on the last equalized County Assessment Roll.

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FORM APPROVED  
COUNTY COUNSEL

MAR 1 1 2004

BY Lee A. Juncos

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: *Edward D. Hill*

DATE: *6-5-2002*

SEC. 21

T. 2S., R. 6W. S.B.M.

AVENUE

ETIWANDA

WAGON TRAIN LANE

P.O.B.

N00°05'36"W

50'

N00°05'36"W 174.00'

55'

N89°54'54"E 78.00'

30'

30'

S00°05'06"E

S89°54'54"W 50.00'

A.P.N. 161-220-006

PORTION OF LOT 11  
WINELAND VINEYARDS

MB 10/80

AREA=3,348 S.F.

S42°31'29"W  
33.97'

S00°05'36"E  
119.00'

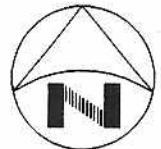
S'LY LINE OF THE N'LY 174.00' OF LOT 11

S89°54'54"W  
5.00'

E'LY LINE OF LOT 11



*Mark E. Messersmith*



SHEET 1 OF 1

This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document. It is not a Part of the Written Description Therein.

PREPARED BY:

**KRIEGER**

**STEWART**

INCORPORATED

3602 University Ave. • Riverside, CA. 92501 • 909-684-6900

RIVERSIDE COUNTY REDEVELOPMENT AGENCY

SUBJECT:

ETIWANDA AVENUE  
RIGHT-OF-WAY ACQUISITION  
A.P.N. 161-220-006

EXHIBIT

**B**

SCALE: 1"=20'

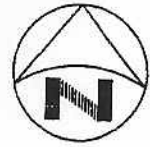
DATE: 12/4/01

DRAWN BY: MWE

CHECKED BY: MEM

W.O.: 807-12

 = PERMANENT STORM DRAIN EASEMENT



SEC. 21  
T.2S., R.6W. S.B.M.

AVENUE

ETIWANDA

NORTHWESTERLY  
CORNER OF LOT 11

NORTHERLY LINE  
LOT 11

P.O.C.

P.O.B.

WAGON TRAIN

LANE

N.89°54'54"E. 78.00'

N.89°54'54"E. 112.00'

N.00°05'06"W. 10.00'

S.89°54'54"W. 112.00'

S.00°05'06"E. 10.00'

PORTION OF LOT 11  
WINELAND VINEYARDS  
M.B. 10/30  
A.P.N. 161-220-006



*MEM*

This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document. It is not a Part of the Written Description Therein.

PREPARED BY:

KRIEGER

STEWART

INCORPORATED

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RIVERSIDE COUNTY REDEVELOPMENT AGENCY

MIRA LOMA FLOOD CONTROL IMPROVEMENT PROJECT

STORM DRAIN EASEMENT

A.P.N. 161-220-006

EXHIBIT

B

SCALE: 1"=40'

DATE: 07/30/02

DRAWN BY: MWE

CHECKED BY: MEM

W.O.: 807-11

SHEET 1 OF 1