

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

509



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 23, 2004

SUBJECT: Adoption of RDA Resolution No. 2004 – 02 Authorization to Condemn Real Property for the Rubidoux Health Clinic Project.

RECOMMENDED MOTION: That the Board of Directors:

1. Hold a public hearing to review comments from those persons affected by this project as stated in RDA Resolution No. 2004 - 02;
2. Adopt RDA Resolution No. 2004 - 02, Authorization to Condemn Real Property for the Rubidoux Health Clinic Project; and
3. Authorize and direct the Executive Director of the Redevelopment Agency to take the necessary actions to proceed with eminent domain activities.

BACKGROUND: On January 27, 2004, the Board of Directors of the Redevelopment Agency for the County of Riverside, approved the proposed three (3) acre site located at the southwest corner of Crestmore Road and Mission Boulevard for the Rubidoux Health Clinic Project. Assessor's Parcel Number 181-120-016 is part of the proposed three-acre site. (continued on next page)

Bradley J. Hudson

Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:AMG:sj
F:\Shared\RealProperty\Real Property\DIST2\03-2-439.condempckge.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$116,000.00 plus escrow costs	In Current Year Budget:	Yes
	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: JURUPA VALLEY REDEVELOPMENT, IMPROVEMENT FUNDS	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

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

County Executive Office Signature *Bronda King*

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

Prev. Agn. Ref.: 4.3, 01/27/04 **District:** 2 **Agenda Number:**

4.1, 03/09/04

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BACKGROUND (continued): As part of the Agency's revitalization efforts, the Agency has acquired four (4) parcels at the southwest corner of Mission Boulevard and Crestmore Road. The acquisition of Assessor's Parcel Number 181-120-016 is also needed to accommodate the new Rubidoux Health Clinic.

The proposed project is a partnership between EDA, the Riverside County Medical Center, Community Health Agency County Human Resources, Exclusive Care and the Riverside Community Health Foundation. The facility is anticipated to be approximately 30,000 square feet and may include multiple patient registration and administrative areas, waiting rooms, exam rooms, radiology, medical laboratory, nutrition services, medical supplies and equipment storage, medical records storage, restrooms, physician offices, classrooms, space for the Women, Infants, and Children (WIC) program, and possibly a retail pharmacy. Services will include: primary and specialty medical services including pediatric and obstetrical services; traditional public health services such as family planning, communicable disease services, HIV/AIDS testing and counseling, the WIC program, public health nursing, and adolescent health services; occupational health services; pre-employment physicals; and services for Exclusive Care customers.

Notice of today's hearing was given pursuant to RDA Resolution No. 2004-01, adopted by the Board on 3/9/2004. The statutory offer was made to the property owner but no settlement has been reached. Negotiations will continue in hopes of reaching an agreement.

Staff recommends adoption of RDA Resolution No. 2004-02 as stated and is available to answer questions for the Board.

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3 RDA RESOLUTION NO. 2004-02
4 AUTHORIZATION TO CONDEMN REAL PROPERTY FOR
5 THE RUBIDOUX HEALTH CLINIC 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, not less than
8 four-fifths of all members concurring, in regular session assembled on April 6, 2004, as follows:

9 1. That notice of intent to adopt this resolution was given to each person,
10 whose hereinafter described real property is to be acquired by eminent domain, in accordance
11 with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the
12 Board of the matters contained herein.

13 2. That the authority for the Agency to acquire the real property by eminent
14 domain is contained in Article 1, Section 19 of the California Constitution; Title 7, Part III of the
15 Code of Civil Procedure; Sections 33342, 33367, and 33391 of the Community Development
16 Law; Section 25350.5 of the Government Code; Sections 1230.01 et seq.; 1240.010 thru
17 1240.050, 240.110, and 1240.420 of the Code of Civil Procedure.

18 3. That the public interest and necessity require the proposed project.

19 4. That the use for which the real property is to be taken for, and for other
20 uses incidental thereto and required thereby in order to complete the project being known as
21 Rubidoux Health Clinic Project.

22 5. That the real property sought to be condemned is necessary for the
23 construction of the public improvement and is located in the Rubidoux area, County of
24 Riverside, State of California, generally described as Assessor's Parcel Number 181-120-016,
25 which is located within that portion of Lot 5 of Evans Rio Rancho, in the County of Riverside,
26 State of California, as per map recorded in Book 10, Page 52, of Maps, in the Office of the
27 County Recorder, and a specific legal description of the real property and the interests sought to
28 be condemned are set forth in Exhibit "A", attached hereto and by this reference made a part
hereof.

1 6. That the public improvement is planned and located in the manner that
2 will be most compatible with the greatest public good and the least private injury.

3 7. That the offer required by Section 7267.2 of the Government Code has
4 been made to the owner or owners of record.

5 BE IT FURTHER RESOLVED that the Agency Counsel of the Redevelopment Agency
6 for the County of Riverside is hereby authorized and empowered:

7 1. To acquire in the name of the Redevelopment Agency, fee simple title by
8 condemnation in accordance with the Constitution and laws relating to eminent domain.

9 2. To prepare and prosecute in the name of the Agency such proceedings in
10 the proper court having jurisdiction thereof as are necessary for such acquisition.

11 3. To make application to the Court for an order to deposit the probable
12 amount of compensation out of proper funds under the control of the Agency into the County
13 Treasury and for an order permitting the Agency to take prejudgment possession and use the
14 real property for the purpose of constructing the public improvement.

15 4. To compromise and settle such proceedings, if such settlement can be
16 reached, and in that event, to take all necessary action to complete the acquisition, including
17 stipulations as to judgment and other matters, and causing all payments to be made.

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FORM APPROVED
COUNTY COUNSEL

FEB 25 2004

BY 
ASSISTANT COUNTY COUNSEL

EXHIBIT "A"

FEE SIMPLE ESTATE in the real property in the Rubidoux area, County of Riverside, State of California, described as follows: Parcel 1:

That portion of Lot 5 of Evans Rio Rancho, in the County of RIVERSIDE, State of California, as per map recorded in Book 10, page(s) 52, of Maps, in the office of the County Recorder of said County.

Beginning at a point on the Northeasterly line of said lot, 20.00 feet Southeasterly from the most Northerly corner thereof;

Thence South 57° 45' 30" East, along said -Northeasterly line 1,321.30 feet, to the True Point of Beginning;

Thence South 33° 02' 00" West, 195:00 feet;

Thence South 57° 45' 30" East, parallel with the Northeasterly line of said lot, 32.00 feet;

Thence North 33° 02' 00" East 195.00 feet, to a point on the Northeasterly line of said Lot 5;

Thence North 57° 45' 30" West, along the Northeasterly line of said lot, 32.00 feet, to the True Point of Beginning.

Together with that portion of the Southwest 10.00 feet Mission Boulevard abutting said land that would pass by operation of law as abandoned by Resolution of the Board of Supervisors of the County of Riverside, a certified copy of said Resolution. being recorded April 27, 1965 as Instrument No. 48769 of Official Records.

Parcel 2:

Beginning at a point on the Northeasterly line of said lot, 20.00 feet Southeasterly from the most Northerly corner thereof;

Thence South 57° 45' 30" East, along said Northwesterly line, 1,272.30 feet, to the True Point of Beginning;

Thence South 33° 02' 00" West 195.00 feet;

Thence South 57° 45' 30" East, parallel with the Northeasterly line of said lot, 50.00 feet;

Thence North 33° 02' 00" East 195:00 feet, to a point on the Northeasterly line of said Lot 5;

Thence North 57° 45' 30" West along the Northeasterly line of said lot, 50.00 feet to the True Point of Beginning.

Together with that portion of the Southwest 10.00 feet Mission Boulevard abutting said land that would pass by operation of law as abandoned by Resolution of the Board of Supervisors of the County of Riverside, a certified copy of said Resolution being recorded April 27, 1965 as Instrument No. 48763 of Official Records.

