

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

539



FROM: Redevelopment Agency

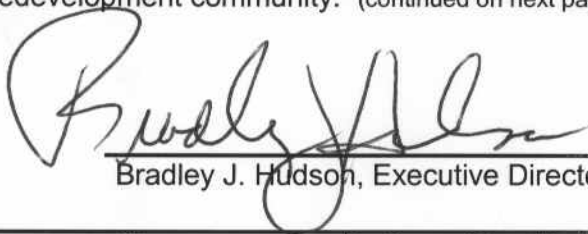
SUBMITTAL DATE:
May 6, 2004

SUBJECT: Adoption of RDA Resolution 2004-24, Notice of Intent to Purchase Real Property in Rubidoux.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2004-24, Notice of Intent to Purchase Real Property in Rubidoux;
2. Direct the Clerk of the Board to give notice pursuant to Government Code Section 6063; and
3. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related documents necessary to complete this transaction.

BACKGROUND: Assessor Parcel Numbers 179-203-027 and 179-222-006 are properties offered to the Agency for a negotiated purchase price of \$127,500.00 and is inclusive of all real estate. The proposed acquisition will eliminate blighted conditions in the Rubidoux community and support the relocation of an existing business within the Rubidoux Redevelopment community. (continued on next page)



Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:JFM:sj
F:\Shared\RealProperty\Real Property\DIST2\04-2-179.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$0	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Project Area 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 

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

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

**Form 11 – Adoption of RDA Resolution No. 2004-24, Notice of Intent to Purchase Real Property
in Rubidoux**

May 6, 2004

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BACKGROUND (continued)

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. 2004-24**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY IN THE**
4 **RUBIDOUX AREA**
(Second Supervisorial District)

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

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

13 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
14 Agency began receiving tax increment from the 1986 Project Areas in January 1988,
15 and continues to receive annual tax increment revenue; and

16 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
17 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
18 area or for purpose of redevelopment, any interest in real property; and

19 **WHEREAS**, the Agency has negotiated a purchase price of \$127,500.00 for
20 Assessor Parcel Numbers 179-203-027 and 179-222-006, more particularly described
21 in Exhibit "A", attached hereto; and

22 **WHEREAS**, the purchase of this property will assist the Agency in meeting its
23 goal of eliminating blighting conditions and revitalizing the Rubidoux area.

24 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
25 the County of Riverside, State of California, that certain real property located within the
26 County of Riverside, State of California, shown on Exhibit "A" attached to this resolution,
27 is desired by Agency as a site for relocation, elimination of blighted conditions and
28 NOTICE IS HEREBY GIVEN that it is the intention of the Board of Directors to purchase

1 said real property pursuant to the provisions of Section 25350 of the Government Code
2 upon the following term and conditions:

3 1. The nature of the property to be purchased consists of one vacant lot,
4 Assessor Parcel Number 179-203-027 and one lot with a single structure, Assessor
5 Parcel Number 179-222-006 and totaling approximately 0.38 acres, located within the
6 Rubidoux area, County of Riverside, State of California.

7 2. The seller of the subject property is the Sal and Dorothy I. Zavala Family
8 Trust dated March 22, 1998.

9 3. The purchase price of the property is \$127,500.00.

10 4. The agreement to purchase the property shall be considered by the Board
11 of Directors on June 15, 2004, in the meeting room of the Board of Directors, County
12 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
13 at 9:00 a.m. or as soon thereafter as the agenda of the Board permits.

14 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
15 of this purchase pursuant to Section 6063 of the Government Code.

16
17 FORM APPROVED
COUNTY COUNSEL

18 MAY 04 2004

19 BY 
20 ASSISTANT COUNTY COUNSEL