

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



581

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
August 2, 2004

**SUBJECT:** Adoption of RDA Resolution No.2004-32, Notice of Intent to Condemn Real Property for the Rubidoux Health Clinic Project.

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

1. Adopt RDA Resolution No.2004-32, Notice of Intent to Condemn Real Property for the Rubidoux Health Clinic Project;
2. Set a public hearing on September 14, 2004, to review comments from affected property owners; and
3. Authorize and direct the Clerk to the Board to give notice as required.

**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 on the southwest corner of Crestmore Road and Mission Boulevard for the Rubidoux Health Clinic Project. (continued on next page)

*Robin J. Hudson*

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

BJH:RZ:BJG:AMV:AMG:sj  
S:\RealProperty\Real Property\DIST\04-2-253.condemnpckge.doc

|                       |                               |        |                         |           |
|-----------------------|-------------------------------|--------|-------------------------|-----------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ N/A | 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:        | 2004/2005 |

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

|                             |   |                          |
|-----------------------------|---|--------------------------|
| <b>SOURCE OF FUNDS: N/A</b> | <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** *Bronda King*

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

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

4.10

Departmental Concurrence

*RECEIVED RIVERSIDE COUNTY*

**Form 11- Adoption of RDA Resolution No. 2004-32, Notice of Intent to  
Condemn Real Property for the Rubidoux Health Clinic Project**

**August 2, 2004  
Page 2**

**BACKGROUND** (continued): The Agency has already acquired four (4) parcels at the southwest corner of Mission Boulevard and Crestmore Road. Assessor's Parcel Numbers 181-120-014 and 181-120-017 were identified as part of the proposed three (3) acre site. The subject parcels are also needed to accommodate the new Rubidoux Health Clinic.

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 serves, 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. Proposed services will be a public benefit.

3001 VNB - P 6W 3: 02

RECEIVED ETAEWIDE DONALD

2  
3 RDA RESOLUTION NO. 2004-32  
4 NOTICE OF INTENT TO CONDEMN REAL PROPERTY FOR THE  
5 RUBIDOUX HEALTH CLINIC

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 August 10, 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 certain parcels of real property for the Rubidoux Health Clinic Project  
11 described as Assessor's Parcel Numbers 181-120-014 and 181-120-017, all of which are shown  
12 on the Assessor's Map on file in the Office of the Clerk of the Board, and located in the  
13 Rubidoux area, and to hold a public hearing on September 14, 2004, at 9:30 a.m. in the meeting  
14 room of the Board of Directors located on the 1<sup>st</sup> floor, County Administrative Center, 4080  
15 Lemon Street, Riverside, California, at which time each person whose real property is sought to  
16 be condemned and whose name and address appears on the last equalized County  
17 Assessment Roll and who has filed a timely written request to appear and be heard, will be  
18 given an opportunity to be heard on the following matters:

19 a. Whether the public interest and necessity require the construction  
20 of the public improvement.

21 b. Whether the public improvement is planned and located in the  
22 manner that will be most compatible with the greatest public good and the least private injury.

23 c. Whether the real property sought to be acquired is necessary for  
24 the construction of the public improvement.

25 2. That the failure of any person, whose real property is sought to be  
26 condemned, to file a written request to appear and be heard with the Clerk of the Board within  
27 15 days after a copy of the resolution is mailed to, or personally served upon such person, will  
28 result in his or her waiver of the right to appear and be heard.

BE IT FURTHER RESOLVED that the Clerk of the Board shall cause a copy of

COMMUNITY DEVELOPMENT  
OFFICE OF THE CLERK OF THE BOARD  
EXEMPT

1 this resolution and a copy of the Assessor's Map to be mailed to or personally served upon each  
2 person whose real property is sought to be condemned and whose name and address appears  
3 on the last equalized County Assessment Roll.

4 //  
5 //  
6 //  
7 //  
8 //  
9 //  
10 //  
11 //  
12 //  
13 //  
14 //  
15 //  
16 //  
17 //  
18 //  
19 //  
20 //  
21 //  
22 //  
23 //  
24 //  
25 //  
26 //  
27 //  
28 //

FORM APPROVED  
COUNTY COUNSEL

JUL 30 2004  
BY   
ASSISTANT COUNTY COUNSEL



## EXHIBIT "A"

FEE SIMPLE ESTATE IN THE PROPERTY LOCATED 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, PAGES) 52, 53 AND 54, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 57° 45' 30" EAST, ALONG THE NORTHEASTERLY LINE, 1153.3 FEET, FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 33° 02' WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SO CONVEYED, 195 FEET; THENCE NORTH 57° 45' 30" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 100 FEET; THENCE NORTH 33° 02' EAST, PARALLEL WITH SAID SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL, 195 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5; THENCE SOUTH 57° 45' 30" EAST, ALONG SAID NORTHEASTERLY LINE, 100 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL 2:

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES) 52, 53 AND 54 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 57° 45' 30" EAST ALONG SAID NORTHEASTERLY LINE 1153.3 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823, OFFICIAL RECORDS; THENCE SOUTH 33° 02' WEST, ALONG THE SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL, 195 FEET; THENCE SOUTH 57° 45' 30" EAST PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 38 FEET; THENCE NORTH 33° 02' EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID 40.41 ACRE PARCEL 195 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 38 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTHEASTERLY 1 FOOT.

### PARCEL 3:

THAT PORTION OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES) 52, 53, AND 54 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 5, DISTANT 20 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID LOT; THENCE SOUTH 57° 45' 30" EAST, ALONG SAID NORTHEASTERLY LINE, 1153.3 FEET, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 40.41 ACRE PARCEL OF LAND CONVEYED TO BELA C. CHATT AND CAROL B. CHATT, HIS WIFE, BY DEED RECORDED DECEMBER 17, 1945 AS INSTRUMENT NO. 1823 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 33° 02' WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SO CONVEYED 195 FEET TO THE TRUE POINT OF BEGINNING. THENCE NORTH 57° 45' 30" WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 100 FEET; THENCE SOUTH 33° 02' WEST 5 FEET TO A POINT ON THE SOUTHWEST LINE OF THAT CERTAIN PARCEL CONVEYED TO R. H. CRUMPACKER BY DEED RECORDED JUNE 30, 1947 AS INSTRUMENT NO. 4202, OFFICIAL RECORDS; THENCE SOUTH 57° 45' 30" EAST 100 FEET; THENCE NORTH 33° 02' EAST 5 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL 4:

THAT PORTION OF THE SOUTHWESTERLY 10 FEET OF MISSION BOULEVARD (SHOWN AS STATE HIGHWAY, 100 FEET SIDE) ADJOINING THE NORTHEASTERLY LINE OF LOT 5 OF EVANS RIO RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES) 52, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, AND LYING BETWEEN THE NORTHEASTERLY PROLONGATIONS OF THE RESPECTIVE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THE PARCELS OF LAND CONVEYED TO HAROLD 7. ROOKEY AND MARY C. ROOKEY BY DEED RECORDED OCTOBER 2, 1947 AS INSTRUMENT NO. 157 AND BY DEED RECORDED AUGUST 19, 1953 AS INSTRUMENT NO. 40846 BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY,