

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

729



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
October 28, 2004


**SUBJECT:** Public Hearing - Authorization to Sell Real Property to the Jurupa Unified School District.

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

1. Conduct the public hearing on the proposed sale of real property to the Jurupa Unified School District;
2. Adopt County Resolution No. 2004-505, Authorization to Sell Real Property to the Jurupa Unified School District; and
3. Approve the Purchase and Sale Agreement for the sale of the subject property.

**BACKGROUND:** To pursue and further the goals of the Redevelopment Agency parcels of vacant land were acquired for the construction of the Jurupa Self Sufficiency Center and the School Readiness Resource Center. The purchase of these parcels and the construction of the new facilities will eliminate blighting conditions and provide the infrastructure to spur redevelopment. In addition, both facilities will provide needed services for the growing population of the County.

(Continued on next page.)

  
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Bradley J. Hudson  
Assistant County Executive Officer/EDA

BJH:RZ:BJG:AMV:kh  
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<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:	04/05

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

<b>SOURCE OF FUNDS:</b>	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** 

- Dept'l Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

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

**9.1**

**BACKGROUND: (Cont'd)**

The Agency originally agreed to purchase the properties for the construction of Jurupa Self Sufficiency Center. During the site design process of the Self Sufficiency Center, it was determined that the entire site was not needed for the Self Sufficiency Center and that an approximately three acres remained as surplus. During this time, the Agency was contacted by the School District with a request for a three acre site in the Rubidoux area in the approximate location of the Sufficiency Center. Agency staff agreed in concept to partner with the School District by providing the remainder parcel of the Self Sufficiency Center to the School District to assist in making the School Readiness Resource Center a reality for the community.

The School Readiness Resource Center will make available after school programs, health services, mental health services, parent support groups, pre-kinder classes and programs for children unable to participate in existing preschool or transition programs on elementary campuses. The partners include: First Five Riverside Children and Families Commission; Jurupa Unified School District (Headstart and State Preschool); Adult and Alternative Education; Education Services; Special Education; Student and Community Services; Riverside County Department of Health (Maternal and Child Health, and Adolescent and Family Health); Department of Public Social/Child Protective Services; Youth Service Center; Jurupa Area Recreation Park District; YMCA; and WestEd.

The School District is expecting State grant funds for their portion of the construction activity. Due to the grant requirements, the School District needs to hold title to the 2.77 acres; therefore, staff recommends that this 2.77 acre site be conveyed to Jurupa Unified School District.

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3 **COUNTY RESOLUTION NO. 2004-505**  
4 **APPROVAL OF SALE OF REAL PROPERTY TO**  
5 **THE JURUPA UNIFIED SCHOOL DISTRICT**  
6 **(Second Supervisorial District)**

7 **WHEREAS**, the Redevelopment Agency purchased parcels of land for the  
8 development of a self-sufficiency center and school readiness resource center; and

9 **WHEREAS**, the self-sufficiently center will provide public social services to the  
10 Jurupa Valley community residents; and

11 **WHEREAS**, the school readiness resource center, to be constructed by the  
12 Jurupa Unified School District, will provide after school programs, health and mental  
13 health services, parent support groups, pre-kinder classes and programs for children  
14 unable to participate in existing preschool or transition programs on elementary  
15 campuses; and

16 **WHEREAS**, the school district is obtaining a State Grant for the construction of  
17 the facility but does not have sufficient funds for the purchase of land needed and has  
18 no other reasonable means for financing the purchase of the property; and

19 **WHEREAS**, the Redevelopment Agency agrees that this use will provide needed  
20 services to the community and is authorized pursuant to Sections 33440, 33445, and  
21 33680 of the Health and Safety Code, redevelopment agencies may assist school  
22 districts by paying part or all of land and construction costs of school facilities, this being  
23 a benefit to the project area; and

24 **WHEREAS**, this selling the needed real property to the school district for the  
25 amount of \$1.00 will not only assist the school district with the purchase of the land  
26 needed for the project, but will assist in the elimination of one or more blighting  
27 conditions inside the project area and is consistent with the implementation plan  
28 adopted pursuant to Section 33490; and

**WHEREAS**, a hearing was conducted on November 9, 2004 to hear comments  
from any interested parties, notice of said hearing being published on October 27, 2004

1 and November 3, 2004 as required by Section 6066 of the Government Code.

2 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of  
3 Supervisors, County of Riverside, State of California, that;

4 1. The above findings are true and correct;

5 2. This sale in the amount of \$1.00 will assist in the eliminating of blighting  
6 conditions in the project area and is consistent with the implementation plan adopted by  
7 the Board;

8 3. This sale is a benefit to the Jurupa Valley Redevelopment Project Area by  
9 assisting the school district with land costs pursuant to Section 33680 of the Health and  
10 Safety Code; and

11 4. The sale of 2.77 acres of Agency real property is approved pursuant to  
12 Sections 33433, 33440, 33445, and 33680 of the Health and Safety Code.

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FORM APPROVED  
COUNTY COUNSEL

NOV 01 2004

BY   
ASSISTANT COUNTY COUNSEL