

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

401



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 29, 2004

SUBJECT: Adoption of RDA Resolution No. 2004-047 and Approval of Acquisition Agreement for the Rubidoux Health Clinic Project in the Rubidoux Area.

RECOMMENDED MOTION: That the Board Directors:

1. Adopt Resolution No. 2004-047 Authorization to Purchase Real Property in the Rubidoux Area for the Rubidoux Health Clinic Project;
2. Approve the Acquisition Agreement for the purchase of Assessor's Parcel Number 181-120-016 from Daryl D. Drake, Successor Trustee of the Drake Revocable Trust Dated August 29, 1988;
3. Authorize and direct Chairman of the Board to execute the agreement and the acceptance certificate on the related grant deed; and
4. Authorize and direct the Executive Director of the Agency, or his designee, to administer all actions or sign any related documents necessary to complete this transaction.

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. (continued on next page)

Bradley J. Hudson

Bradley J. Hudson, Executive Director

BJH:RZ:BJG:AMG:
S:\RealProperty\Real Property\DIST\204-2-487.f11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$130,000.00, plus escrow costs	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: 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 *Arnold King*

Prev. Agn. Ref.: 4.3.1/27/04; 4.1.3/9/04; 4.1.4/6/04 | District: 2 | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

4.3

Reviewed by *Daryl Christian*
CIP TEAM
Departmental Concurrence

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

BACKGROUND (continued):

Assessor's Parcel Number 181-120-016 is part of the proposed three-acre site. On April 6, 2004, the Board of Directors of the Redevelopment Agency for the County of Riverside, approved and authorized the condemnation of Assessor's Parcel Number 181-120-016 as part of the proposed Rubidoux Health Clinic project. However, staff continued negotiations with the property owner and a mutually acceptable agreement was reached. The Agency's offer to purchase the subject property for the sum of \$130,000.00 from Daryl D. Drake was accepted. Said purchase price is consistent with the appraised value for the property and current values in the Rubidoux area.

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. The proposed services will benefit the public.

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'."

1 RDA RESOLUTION NO. 2004-047
2 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
3 RUBIDOUX AREA FOR THE RUBIDOUX HEALTH CLINIC PROJECT
4 (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 \$130,000.00 for the
20 the subject property, generally described as Assessor's Parcel Number 181-120-016,
21 which is located within that portion of Lot 5 of Evans Rio Rancho, in the County of
22 Riverside, State of California, as per map recorded in Book 10, Page 52, of Maps, in the
23 Office of the County Recorder, and a specific legal description of the real property and
24 the interests are set forth in Exhibit "A", attached hereto and by this reference made a
25 part hereof. Said purchase price being consistent with the appraised value for the
26 property and current values in the Rubidoux area; and

27 **WHEREAS**, the purchase of this property will not only assist the Agency in
28 meeting its goal of eliminating blighting conditions and revitalizing the Rubidoux area,

1 but will, when constructed, provide a much needed health clinic for area residents.

2 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
3 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
4 California, in regular session assembled on December 14, 2004, as follows:

5 1. That the Board of Directors hereby finds and declares that the above
6 recitals are true and correct.

7 2. That the Redevelopment Agency for the County of Riverside is authorized
8 to purchase real property in the community of Rubidoux from Daryl D. Drake, Successor
9 Trustee of the Drake Revocable Trust Dated August 29, 1988.

10 3. That the Chairman of the Board of Directors is hereby authorized to
11 execute any and all documents necessary to purchase the real property.

12 4. That the Executive Director of the Redevelopment Agency, or his designee,
13 is hereby authorized to take the necessary actions and execute any related documents
14 to complete this purchase.

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

FORM APPROVED
COUNTY COUNSEL

NOV 30 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;

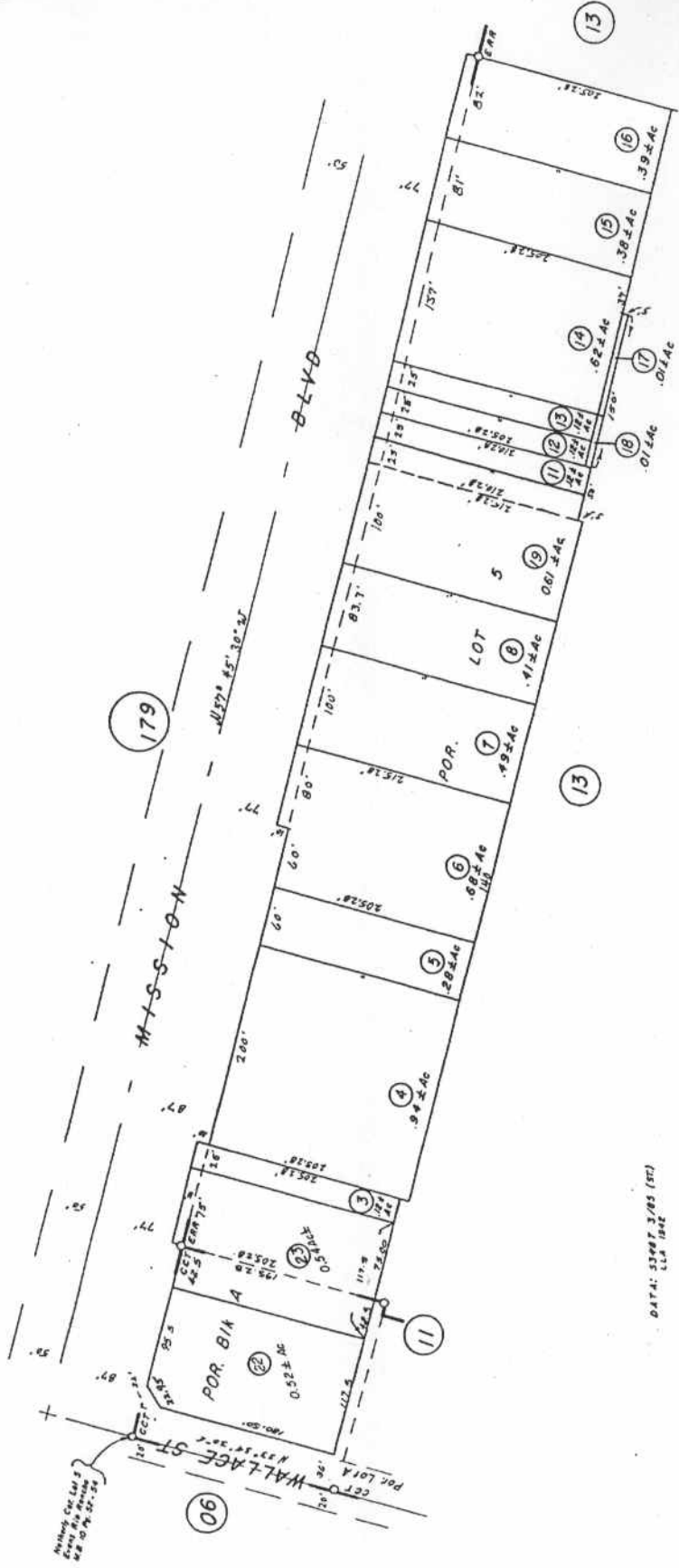
Thence North 57° 45' 30" West along the Northeasterly line of said lot, 50.00 feet to the True Point of Beginning.

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.

7-10-2
181-12

T.R.A. 089-037

POR. EVANS RIO RANCHO



DATE	OLD	NEW	MAP
8/7/78	3/10	19	
4/1/88	1	20, 21	
3/22/88	20	21, 22	
3/20/88	21, 22	23	

M.B. 10/52-54 Evans Rio Rancho.
M.B. 21/91 Carol Chall Tract.

FEB. 1975

ASSASSOR'S MAP BK 181 PG. 12.
RIVERSIDE COUNTY, CALIF.

DATA: 53487 3/85 (ST)
LLA 1842