

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

417



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
December 6, 2004

**SUBJECT:** Authorization to Purchase Real Property in the Rubidoux area.

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

1. Adopt RDA Resolution No. 2004-37, Authorization to Purchase Real Property in Rubidoux;
2. Approve the Acquisition Agreement for Assessor Parcel Number 181-052-003 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
4. Authorize and direct the Executive Director of the Redevelopment Agency, or his designee, to take the necessary actions and execute any related escrow documents to complete this transaction.

**BACKGROUND:** Currently, the Agency is engaged in the design for the new Rubidoux Boxing Club facility located mid-block on Mission Boulevard between Pontiac Ave. and Rubidoux Blvd. The Agency currently owns the neighboring parcel and needs to acquire the proposed adjacent parcel to complete the boxing club site. Assessor Parcel Number 181-052-003 is the property the Agency negotiated a purchase price of \$175,000.00 and is inclusive of all real estate. (continued on next page)

*Bradley J. Hudson*  
Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:JFM:sj  
S:\RealProperty\Real Property\DIST2\04-2-485.frm11.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$175,000.00 plus escrow cost	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$0	For Fiscal Year:	04/05

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

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

300 DEC -8 11:15 AM  
RECEIVED VIA COUNTY CLERK

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

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

4.4

Reviewed by *Rory Christian*  
CIP TEAM  
Departmental Concurrence

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

**Form 11 – Adoption of RDA Resolution No. 2004-37, Authorization to Purchase Real Property in the Rubidoux area.**

**December 6, 2004**

**Page 2**

**BACKGROUND (continued)**

The proposed acquisition will assist in the elimination of blighted conditions, as well as, continue to provide enhanced community and recreational services to the Rubidoux area.

The property owner, Cynthia Moore, has accepted the Agency's offer to purchase the needed property for the sum of \$175,000.00. This purchase price is consistent with the appraisal prepared for this project and current values in the Rubidoux area.

Staff recommends the adoption of RDA Resolution No. 2004-37 and approval of the Acquisition Agreement.

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. 2004-37**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**  
4 **RUBIDOUX AREA**  
5 **(Second Supervisorial District)**

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

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

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

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

20 **WHEREAS**, the Agency has negotiated a purchase price of \$175,000.00 for  
21 Assessor Parcel Number 181-052-003, more particularly described in Exhibit "A",  
22 attached hereto; and

23 **WHEREAS**, the acquisition of this property will support the Boxing Club project  
24 and will eliminate blighted conditions in the Rubidoux Redevelopment community.

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

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

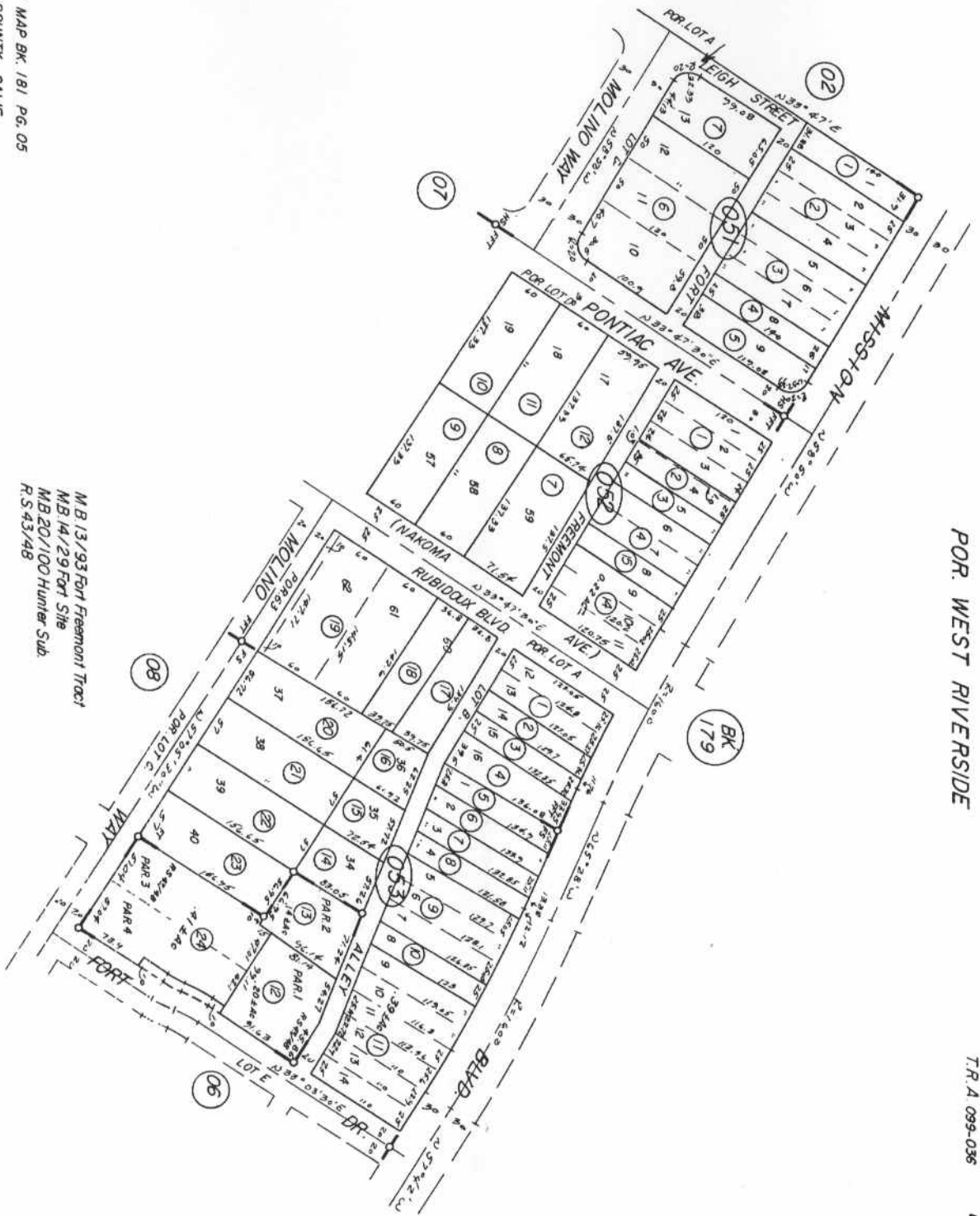


ASSESSOR'S MAP BK. 181 PG. 05  
RIVERSIDE COUNTY, CALIF.

M.B. 13/93 Fort Fremont Tract  
M.B. 14/29 Fort Site  
R.S. 43/48

H.E.B. 1374

DATE	LOAD NO.	NEW N.
6/75	008	025.01
6/76	058-13	084.55



POR. WEST RIVERSIDE

T.R.A. 099-036

181-05

# EXHIBIT A