

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

606



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 10, 2005

SUBJECT: Approval of Acquisition, Slope and Overhang Easement and Temporary Construction Agreement for the Valley Way/Armstrong Road Improvement Project.

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Acquisition, Slope and Overhang Easement and Temporary Construction Agreement for County's Parcel Nos. 0386-021A, 0386-021B and 0386-021C and 0386-021D from property owners Joe E. & Rosaria Partida;
2. Authorize and direct the Chairman of the Board to execute the agreement; and
3. 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 August 9, 2003, the Board of Supervisors approved the Transportation Improvement Program which included the Valley Way project. This project includes the construction of sidewalks, curbs and gutters, straightening of the existing curve for better line of sight, and widening of the road from two lanes to four lanes with a center turn lane. These improvements will increase safety for both pedestrians and vehicular travel.

The new right of way line will be within eight feet of the property owner's residence. The original structure was constructed in 1940 and additional rooms have been added. (Continued on Page 2)

Bradley J. Hudson

Bradley J. Hudson, Executive Director

BJH:RZ:BJG:DL:AMV:REW:kh
S:\RealProperty\Real Property\DIST\05-2-090.Fm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$225,500.00 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 *Bronda King*

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

COUNTY OF RIVERSIDE
 RECEIVED RIVERSIDE COUNTY
 OFFICE EXECUTIVE

Prev. Agn. Ref.: #3.69, 9-9-03 | **District:** 2 | **Agenda Number:**

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

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Form 11 - Approval of Acquisition, Slope and Overhang Easement and Temporary Construction Agreement for the Valley Way/Armstrong Road Improvement Project
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BACKGROUND (continued)

Because of its age, the combination of concrete slab and raised foundations, and the Agency's obligation to bring the structure up to current building codes, the Agency opted to purchase the residence instead of moving it to a location on the remaining property. This old structure will be demolished during construction, and the property owners will be purchasing a new modular home to be placed on the remaining property.

The Agency has successfully negotiated the purchase of the structure and the right of way needed for this project. The offer, accepted by the property owners, is based on an independent appraisal, and the necessary documents have been signed.

The approval of this agreement, approved as to form by County Counsel, will require the expenditure of \$225,500.00, plus escrow fees, from funds budgeted for this project.

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'."