

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

819



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 9, 2005

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

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the Acquisition and Temporary Construction Agreement for County's Parcel Nos. 0386-015A, 0386-015B and 0386-015D from property owners Rafael and Mercedes Vasquez;
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 her 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.

(Continued on Page 2)

Robin Zimper

Robin Zimper, Interim Executive Director

BJH:RZ:BJG:DL:AMV:REW:kh
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FINANCIAL DATA	Current F.Y. Total Cost:	\$215,130.00 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

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

Prev. Agn. Ref.: #3.69, 9-9-03

District: 2

Agenda Number:

BACKGROUND (continued)

The new right of way line will bi-sect the owner's residence. Because of the age of the residence, 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 rear adjacent parcel owned by the Vasquez's. This old structure will be demolished during construction, and the property owners will be purchasing a new modular home or building a new home to be placed on the rear adjacent parcel owned by the Vasquez's.

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 \$215,130.00, 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'."