

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

651



FROM: Redevelopment Agency

SUBMITTAL DATE:
August 8, 2005

SUBJECT: Authorization to Purchase Real Property in the Jurupa Valley Project Area for the Armstrong/Sierra Road Improvement Project.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. 2005-36, Authorization to Purchase Real Property in the Jurupa Valley Project Area for the Armstrong/Sierra Road Improvement Project;
2. Approve the Acquisition Agreement for the purchase of Assessor's Parcel Number 174-101-011 from Geraldine Pendleton;
3. Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement, and the Certificate of Acceptance on the related Grant Deed; and
4. Authorize the Executive Director of the Redevelopment Agency, or her designee, to take the necessary actions and execute any related escrow documents to complete this transaction.

Departmental Concurrence

BACKGROUND: On June 8, 2004, the Board of Directors approved plans and specifications for the Armstrong/Sierra Road Improvement Project which includes sidewalks, storm drains and landscaping improvements along various streets. (Continued on Page 2)

Robin Zimpfer

RZ:DL:AMV:TK:ss

Robin Zimpfer
Executive Director

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FINANCIAL DATA	Current F.Y. Total Cost:	\$ 180,000 plus escrow fees	In Current Year Budget:	Y
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: RDA Tax Increment 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*

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

4.5

BACKGROUND: (Continued)

The Agency has been negotiating with property owner Geraldine Pendleton to purchase Assessor Parcel Number 174-101-011, needed as part of the proposed Project. The parcel is unique in that it is narrow and slightly sloped from Sandra Drive down to Armstrong Road. Agency Staff determined this property was needed for the Project as it would assist in road widening of Armstrong Road allowing for improved traffic flow and a new storm drain system. The Agency's offer to purchase the entire 1.32 acres for the sum of \$180,000 from Ms. Pendleton was accepted. The purchase price is consistent with the appraised value for the property and current values in the Rubidoux area. This proposed acquisition will not require relocation of tenants or occupants as property is entirely vacant land.

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' ".

**RDA RESOLUTION NO. 2005-36
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE JURUPA
VALLEY PROJECT AREA FOR THE ARMSTRONG/SIERRA ROAD
IMPROVEMENT PROJECT
(Second Supervisorial District)**

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

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

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

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

WHEREAS, the Agency has negotiated a purchase price of \$180,000.00 for Assessor Parcel Number 174-101-011, more particularly described in Exhibit "A", attached hereto; and

WHEREAS, the purchase of this property will support the Armstrong/Sierra Road Improvement Project to improve traffic flow and flood control within the Jurupa Valley Redevelopment Project Area.

NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, in regular session assembled on August 23, 2005, as follows:

1. That the Board of Directors hereby finds and declares that the above

1 recitals are true and correct.

2 2. That the Redevelopment Agency for the County of Riverside is authorized
3 to purchase real property in the Jurupa Valley Project Area of Riverside County.

4 3. That the Chairman of the Board of Directors is hereby authorized to
5 execute any and all documents necessary to purchase the real property from Geraldine
6 Pendleton, an unmarried woman.

7 4. That the Executive Director of the Redevelopment Agency is hereby
8 authorized to take the necessary actions and execute any related documents to
9 complete this purchase.

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EXHIBIT "A"

THAT PORTION OF TRACT NO. 2 OF ARMSTRONG ESTATES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP OF RESUBDIVISION OF A PORTION OF THE LANDS BELONGING TO A.C. ARMSTRONG ESTATES, RECORDED IN BOOK 6 PAGE 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTHEAST, BY THE SOUTHWESTERLY BOUNDARY OF TRACT NO. 22725 AS PER MAP RECORDED IN BOOK 210, PAGES 35 TO 37 OF MAPS:

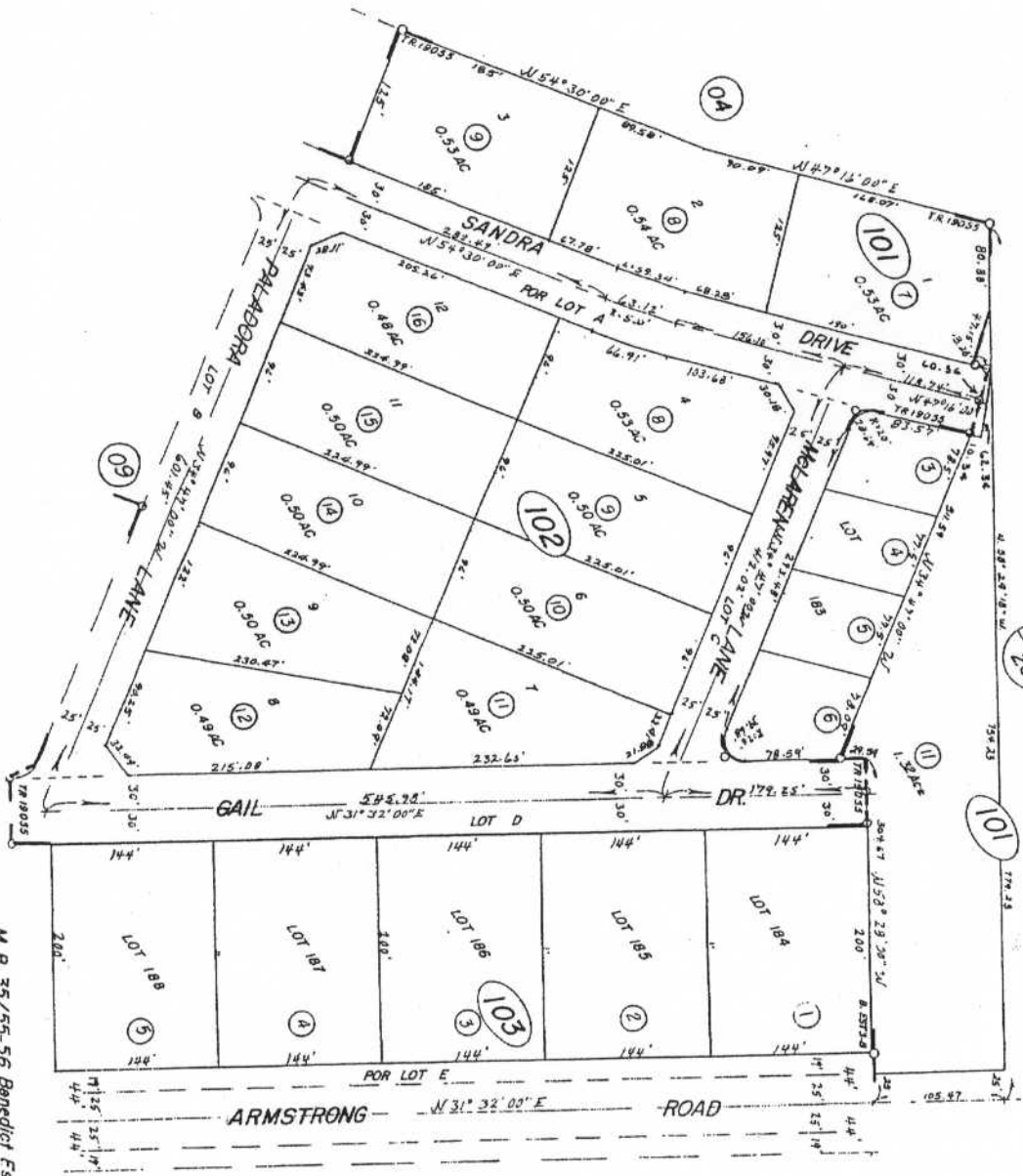
ON THE SOUTHEAST BY A LINE PARALLEL WITH AND 25 FEET NORTHWEST OF THE CENTERLINE OF ARMSTRONG ROAD AS SHOWN ON THE MAP OF THE BENEDICT ESTATES UNIT NO. 3B AS PER MAP RECORDED IN BOOK 35, PAGES 55 AND 56 OF MAPS;

ON THE SOUTHWEST BY THE NORTHEASTERLY BOUNDARY OF THE BENEDICT ESTATES UNIT NO. 3B, AS SHOWN ON THE MAP RECORDED IN BOOK 35, PAGES SHOWN ON THE MAP RECORDED IN BOOK 35, PAGES 55 AND 56 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT "B"

POR SEC 4 & 5, T 2S. R5W.



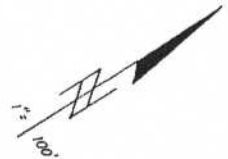
175/26

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T.R.A 9908

7-13-3
174-10



ASSESSOR'S MAP BK 175 PG. 10
RIVERSIDE COUNTY, CALIF.

M. B. 35/55-56 Benedict Estates Unit 3B
MB 145/86-89 Tract No. 19055

FEB 1975

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