

5.18

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



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 24, 2005

**SUBJECT:** Adoption of RDA Resolution No. 2005-30, Authorization to Condemn Real Property for the Glen Avon Housing Project. Second Supervisorial District.

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

1. Hold a public hearing to hear comments from those persons affected by this project as Stated in RDA Resolution No. 2005-29; and
2. Adopt RDA Resolution No. 2005-30, Authorization to Condemn Real Property for the Glen Avon Housing Project; and
3. Authorize and direct the Interim Executive Director of the Redevelopment Agency to take the necessary actions to proceed with eminent domain activities.

Departmental Concurrence

**BACKGROUND:** Approval of a Senior and Affordable Housing Project in Glen Avon was approved by the Board of Directors on May 18, 2004, Item 4.3. Further, on July 12, 2005, the Board of Directors approved RDA Resolution 2005-29, Notice of Intent to Condemn Real Property for the Glen Avon Housing Project. (continued on page 2)

RZ:DL:TE:AMV:JFM:kh

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*Robin Zimpfer*  
Robin Zimpfer  
Interim Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$1,480,000.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$0	For Fiscal Year:	05-06

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

<b>SOURCE OF FUNDS:</b> Redevelopment Housing Set Aside Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

**County Executive Office Signature**

*Bronda King*

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

**Prev. Agn. Ref.:** July 12, 2005 4.1 | **District:** 2 | **Agenda Number:**

June 24, 2005

**BACKGROUND (Con't)**

The community of Glen Avon is an older community with a large number of senior citizens. A number of these residents are at an age that living in a single-family residence is more space than is necessary. However, they do not see leaving the area as an option. The agency wishes to acquire these additional properties to redevelop a site currently consisting of mixed commercial, vacant parcels, and multi-family housing. The Agency owns an undeveloped 7.7 acre site directly north of the proposed project site that would be included in this project. The Agency staff proposes to purchase, demolish and redevelop the site for affordable senior special needs housing and single-family homes.

Notice of today's hearing was given pursuant to RDA Resolution No. 2005-29, adopted by the Board on July 12, 2005. The statutory offer was made to the property owners of the affected parcels, but no settlements have been reached. Negotiations will continue in hopes of reaching an agreement.

Staff recommends adoption of RDA Resolution No. 2005-30 as stated and is available to answer questions for the Board.

2  
3 RDA RESOLUTION NO. 2005-30  
4 AUTHORIZING CONDEMNATION OF REAL PROPERTY FOR  
5 THE GLEN AVON HOUSING PROJECT

6 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Directors  
7 of the Redevelopment Agency for the County of Riverside, State of California, not less than  
8 four-fifths of all members concurring, in regular session assembled on August 23, 2005, as  
9 follows:

10 1. That notice of intention to adopt this resolution was given to each person,  
11 whose hereinafter described real property is to be acquired by eminent domain, in accordance  
12 with Section 1245.235 of the Code of Civil Procedure and a hearing was conducted by the  
13 Board of the matters contained herein.

14 2. That the authority for the Agency to acquire the real property by eminent  
15 domain is contained in Article 1, Section 19 of the California Constitution; Title 7, Part III of the  
16 Code of Civil Procedure; Sections 33342, 33367, and 33391 of the Community Development  
17 Law; Section 25350.5 of the Government Code; Sections 1230.010 et seq., 1240.010 thru  
18 1240.050, and 1240.110 of the Code of Civil Procedure.

19 3. That the public interest and necessity require the proposed project.

20 4. That the use for which the real property is to be taken for a senior citizen  
21 moderate to low income housing project, and for other uses incidental thereto and required  
22 thereby in order to complete the project being known as the Glen Avon Housing Project.

23 5. That the real property sought to be condemned is necessary for the  
24 construction of Senior and Affordable Housing and is located in the Jurupa Valley  
25 Redevelopment Project, County of Riverside, State of California, generally described as  
26 Assessor's Parcel Numbers 169-100-009, 169-100-010, 169-100-014, 169-100-015, 169-100-  
27 016, and 169-100-038, all of which are located within the Jurupa Valley Redevelopment Project  
28 area in Riverside County, and a specific description of the real property and the interests sought  
to be condemned are set forth in Exhibit "A", attached hereto and by this reference made a part

1 hereof.

2 6. That the public improvement is planned and located in the manner that  
3 will be most compatible with the greatest public good and the least private injury.

4 7. That the offer required by Section 7267.2 of the Government Code has  
5 been made to the owner or owners of record.

6 BE IT FURTHER RESOLVED that the Redevelopment Agency for the County of  
7 Riverside is hereby authorized and empowered:

8 1. To acquire in the name of the Redevelopment Agency, fee simple title by  
9 condemnation in accordance with the Constitution and laws relating to eminent domain.

10 2. To prepare and prosecute in the name of the Redevelopment Agency  
11 such proceedings in the proper court having jurisdiction thereof as are necessary for such  
12 acquisition.

13 3. To make application to the Court for an order to deposit the probable  
14 amount of compensation out of proper funds under the control of the Agency into the County  
15 Treasury and for an order permitting the Agency to take prejudgment possession and use the  
16 real property for the purpose of constructing the public improvement.

17 4. To compromise and settle such proceedings, if such settlement can be  
18 reached, and in that event, to take all necessary action to complete the acquisition, including  
19 stipulations as to judgment and other matters, and causing all payments to be made.

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FORM APPROVED  
COUNTY COUNSEL

JUN 30 2005

BY

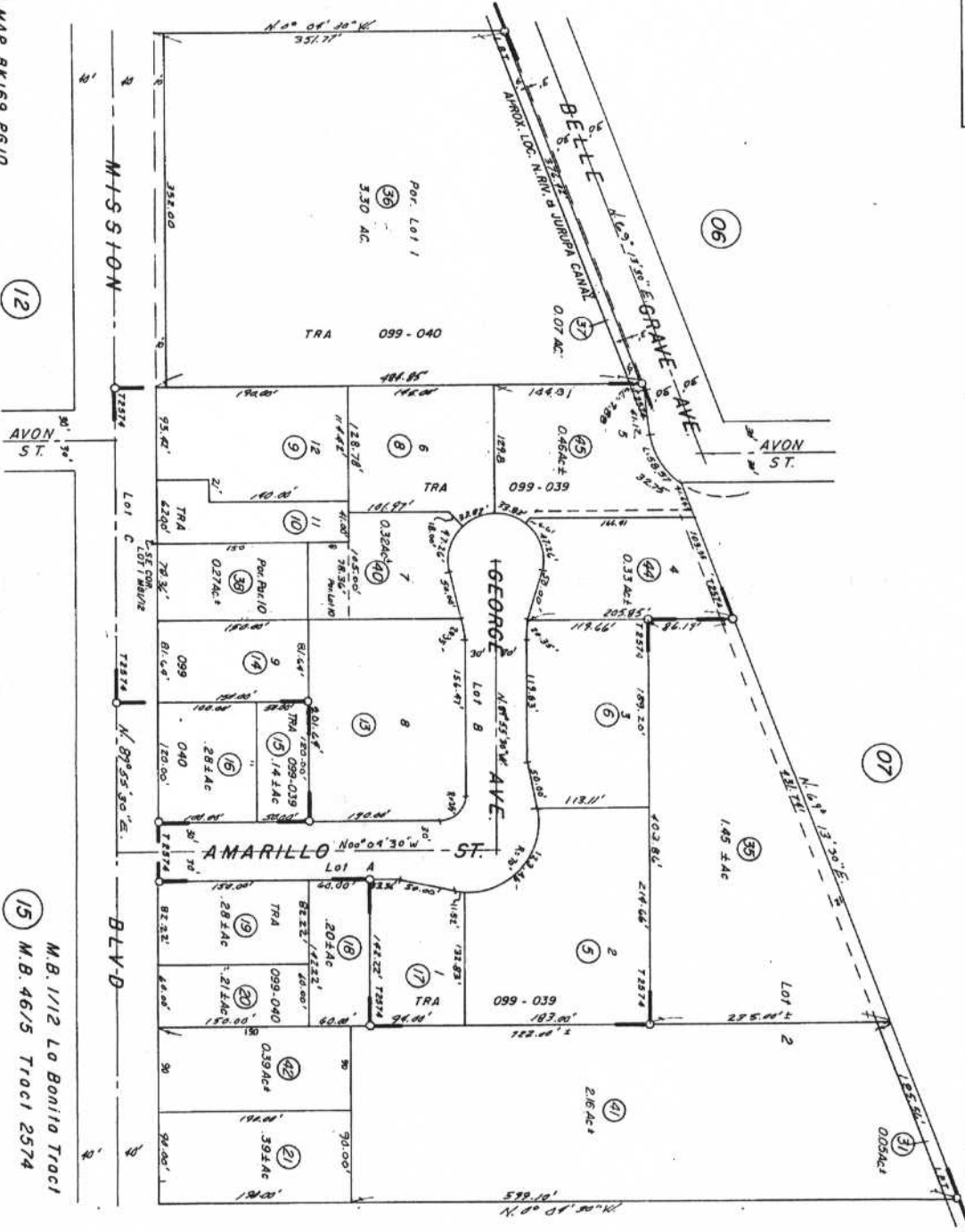
THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

POR SW 1/4 NE 1/4, SEC. 11, T2S R6W

T.R.A. 099-019  
099-039  
099-040

7-26-5  
169-10

DATA: MB 8/45  
L.A. 537  
ASSESSOR'S MAP BK169 PG10  
RIVERSIDE COUNTY, CALIF.



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M.B. 1/12 Lo Bonillo Tract  
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EXHIBIT A