

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

137



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
August 25, 2005

**SUBJECT:** Approval of Acquisition and Overhang Easement for the Valley Way/Armstrong Road Improvement Project.

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

1. Approve the Acquisition and Overhang Easement Agreement for County Parcel Nos. 0386-018B, 0386-018C from property owner Tommy Williams;
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 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 Zimpfer*

Robin Zimpfer, Executive Director

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<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$175,000.00 plus escrow costs	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	04/05

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

<b>SOURCE OF FUNDS:</b> Jurupa Valley Redevelopment Capital Improvement Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

**APPROVE**

**County Executive Office Signature**

*Bronnda King*

Consent  
 Policy  
  
 Consent  
 Policy  
  
 Dept's Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: #369-9-9-03

District: 2

Agenda Number:

4.2

**BACKGROUND** (continued)

The Agency requires only a portion of Assessor Parcel Number 174-320-120 for road improvement and utility easement. The remaining property would be considered an uneconomic remnant; therefore the Agency is required to purchase the entire parcel. The property owner owns the property directly adjacent to the subject property the Agency is acquiring. The owner wants to retain the remaining uneconomic parcel and assemble it with his adjacent property. The attached agreement represents the acquisition of the parcels needed for road improvements, utility easement and the rental residence less the land value for the portion of the parcel the owner will retain.

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 owner, 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 \$175,000.00, plus escrow fees, from funds budgeted for this project.

The tenant that occupied the residence has been relocated and the residence is now vacant.

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'."