

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

260



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
December 30, 2005

**SUBJECT:** Public Hearing: Adoption of Resolution No. 2006-02, Authorization to Condemn Real Property for the Emerald Meadows Ranch 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 Resolution No. 2006-02; and
2. Adopt Resolution No. 2006-02, Authorization to Condemn Real Property for the Emerald Meadows Ranch Project; and
3. Authorize and direct the Executive Director of the Redevelopment Agency to take the necessary actions to proceed with eminent domain activities.

**BACKGROUND:** On December 6, 2005, the Board of Directors approved the Notice of Intent to Condemn Real Property for the Emerald Meadows Ranch Project which will allow for formal condemnation proceedings to begin, so the Agency can obtain "possession" of the property while the owners probate the interests of two deceased parties.

Departmental Concurrence

RZ:DL:TE:PKB:kh

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*[Signature]*  
Robin Zimpfer  
Executive Director

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 250,000	<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>	2005-2006

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

<b>SOURCE OF FUNDS:</b> Initial funding provided with Jurupa Valley Redevelopment Capital Improvement Funds to be reimbursed by EMR Residential Properties, LLC	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	X

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

**APPROVE**

*[Signature]*

**County Executive Office Signature**

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

**Prev. Agn. Ref.:**

**District: 2**

**Agenda Number:**

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PKB:kh  
11/21/05  
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4.6

**BACKGROUND** (con't.)

Title of the property is listed under four individuals; two of whom are deceased. The remaining property owners are willing sellers; however, the interests of the deceased owners have not been probated through court, making it necessary for the Agency to acquire clear title through eminent domain proceedings. The Agency will continue to work with the owners until the probate matter is resolved.

The Agency will also be relocating one of the property owners who currently resides in the single-family residence back into the project area with relocation assistance. The other owner does not reside in the home so does not need relocation assistance.





EXHIBIT "A"  
ASSESSOR PARCEL NUMBER 178-310-002

FEE SIMPLE ESTATE in the real property in the Jurupa Valley Redevelopment Project area, County of Riverside, State of California, described as follows:

That portion of Lot 4 of the Turbine Tract, in the County of Riverside, State of California, as shown by Map on file in Book 5, Page 116 of Maps, Riverside County Records, particularly described as follows:

Commencing at an angle point on the Easterly line of said Lot, shown as Station 39 on said Map;

Thence North 13° 45' West along the Easterly line of said Lot, 138.33 feet for the true Point of Beginning;

Thence continuing 13° 45' West along the Easterly line of said Lot, 80 feet;

Thence North 73° 08' 50" West, 150 feet;

Thence South 13° 45' East, 80 feet;

Thence South 73° 08' 50" East, 150 feet to the True Point of Beginning.