

246

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



FROM: Redevelopment Agency for the County of Riverside

SUBMITTAL DATE:
June 15, 2007

SUBJECT: Adoption of Resolution No. 2007-020, Notice of Intent to Purchase Real Property within the Rubidoux Area, APNS 181-052-012, 181-052-017 and 181-052-018, 2ND District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-020, Notice of Intent to Purchase Real Property in the Rubidoux Area at Mission Boulevard and Pontiac Avenue known as Assessors Parcel Numbers 181-052-012, 181-052-017, and 181-052-018; and
2. Authorize the Clerk of the Board to advertise pursuant to Government Code 6063 and Health and Safety Code 33397.

BACKGROUND: The Redevelopment Agency for the County of Riverside in its continuing commitment to enhance community development throughout the County desires to purchase the subject parcels identified as Assessor's Parcel Numbers 181-052-012, 181-052-017, and 181-052-018 located on Mission Boulevard and Pontiac Avenue in the unincorporated area of Rubidoux. The subject parcels consists of four commercial structures requiring significant rehabilitation and repair. (Continued on Page 2)

Deanna Lorson

RZ:DL:TE:JP:TK:kh

S:\RealProperty\Real Property\DIST2\07-2-181.fm11.doc

Deanna Lorson, Deputy Executive Director for Robin Zimpfer, Executive Director

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 1,650,000.00 plus escrow fees	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

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.

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.:

District: 2

Agenda Number:

4.2

COUNTY COUNSEL
JUN 18 2007
Michelle Clark
Departmental Concurrence

Form 11 - Notice of Intent to Purchase Real Property in the Rubidoux Area,
Assessor's Parcel Numbers 181-052-012, 181-052-017 and 181-052-018, District 2
June 15, 2007
Page 2

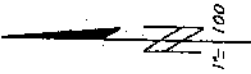
BACKGROUND: (continued): The proposed acquisition will allow the Agency to further its redevelopment efforts and eliminate physical blighting conditions in the Jurupa Valley Project Area (JVPA) as set forth in the Agency's Implementation Plan.

Agency Staff has successfully negotiated the acquisition with the property owner Adalberto T. Chavez at the purchase price of \$1,650,000.00 as a full settlement, which includes, but is not limited to, relocation assistance, business reestablishment, loss of goodwill, and moving expense. This price is consistent with current property values in the Rubidoux area based on an independent fee appraisal report. It is recommended that the Board adopt RDA Resolution No. 2007-020 giving notice of Agency's intent to acquire the subject property.

181-05

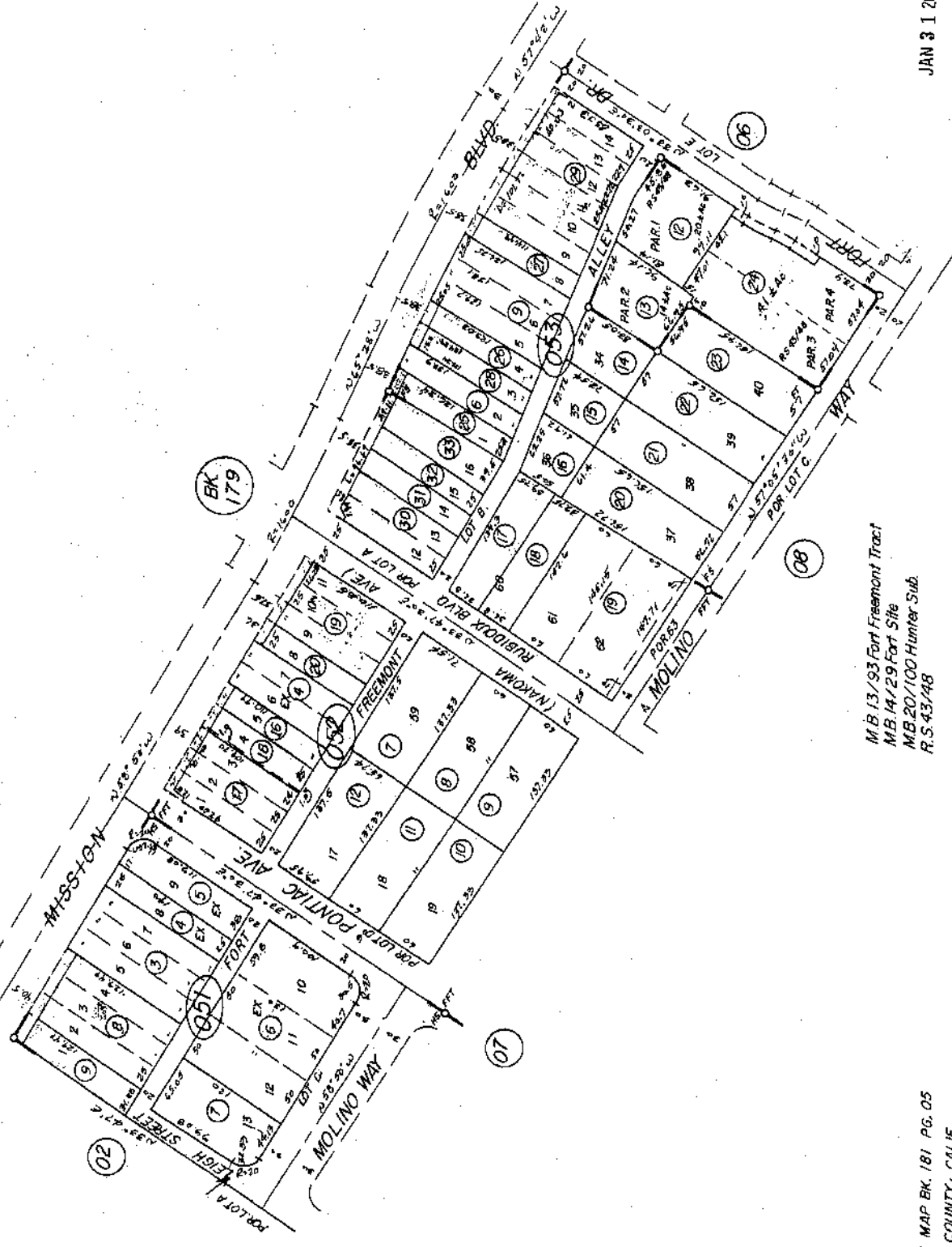
T.R.A. 039-036

POR. WEST RIVERSIDE



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. LIABILITY IS ASSURED FOR ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

JAN 09 2006



MB 13/93 Fort Fremont Tract
 MB 14/29 Fort Site
 MB 20/100 Hunter Sub.
 R.S. 43/48

ASSESSOR'S MAP BK. 181 PG. 05
 RIVERSIDE COUNTY, CALIF.

JAN 31 2006

FEB 1974

DATE	OLD NO	NEW NO
0-05	082-14	19, 57
"	082-18	20, 57
12/05	033-1	30, 57
"	033-2	31, 57
"	033-3	32, 57
"	033-4	33, 57
DATE	OLD NO	NEW NO
8/79	082-03	038, 003
12/76	082-13	082
8/89	083-5	25, 57
"	082-9	26, 57
"	082-2	16, 57
"	082-1	8, 57
"	083-10	27, 57
"	082-11	17, 57
"	082-1	16, 57
"	083-11	28, 57
11-03	093-11	29, 57

2 **RDA RESOLUTION NO. 2007-020**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**
4 **IN THE RUBIDOUX AREA**
5 **Second Supervisorial District**

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

11 **WHEREAS**, the Riverside County Board of Supervisors adopted the
12 Redevelopment Plan, hereinafter referred to as the "Plan," for the Jurupa Valley Project
13 Area, hereinafter referred to as "Project Area"; and

14 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
15 Agency began receiving tax increment from the Project Area in January 1988, and
16 continues to receive annual tax increment revenue; and

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

20 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
21 negotiated a purchase price of \$1,650,000.00 as a full settlement, which includes, but is
22 not limited to, relocation assistance, business reestablishment, loss of goodwill, and
23 moving expenses for Assessors Parcel Numbers 181-052-012, 181-052-017, and 181-
24 052-018, hereinafter referred to as the "Property", more particularly described in Exhibit
25 "A," attached hereto; and

26 **WHEREAS**, the Property is located within the Project Area; and

27 **WHEREAS**, the acquisition of the Property will assist in implementing the Plan
28 for the Project Area and will help eliminate physical blighting conditions within the
Project Area; and

EXHIBIT "A"

All certain real property situated in the County of Riverside, State of California, described as follow:

Lots 1,2,3 and 4 of the First Addition to Fort Freemont, in the County of Riverside, State of California, as per Map recorded in Book 13, Page 93 in the Office of the County Recorded of Riverside County.

Lot 17 of the First Addition to Fort Freemont, in the County of Riverside, State of California, as per Map recorded in Book 13, Page 93 in the Office of the County Recorded of Riverside County.

