

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

746



FROM: Redevelopment Agency (RDA)

SUBMITTAL DATE:
July 9, 2007

SUBJECT: RDA Resolution No. 2007-030, Authorization to Purchase Real Property in the Unincorporated Area of Rubidoux, APNs 181-052-012, 181-052-017, and 181-052-018 – Second Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-030, Authorization to Purchase Real Property in the Unincorporated Area of Rubidoux, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APNs 181-052-012, 181-052-017, and 181-052-018 between Adalberto T. and Lilia Chavez and the Redevelopment Agency;
3. Authorize the Clerk of the Board to certify any acceptance of any documents pertaining to this transaction; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

BACKGROUND: (continued on page 2)

RZ:DL:TE:JP:TK:kh
S:\RealProperty\Real Property\DIST\207-2-212.fm11.doc

Robin Zimpfer
Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,650,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	NO
	Annual Net County Cost:	\$0	For Fiscal Year:	2007/2008

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

Dept Recorn: Consent Policy
Per Executive. Ofc.: Consent Policy

Prev. Agn. Ref.: 6/26/07 Item 4.2 District: 2 Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

4.9

Reviewed by
 Departmental Coordinator
 Michelle Classik
 JUL 17 2007
 BY Michelle Classik

COUNTY COUNSEL
 APPROVED

Form 11- Authorization to Purchase Real Property in the Unincorporated Area of Rubidoux, APNs 181-052-012, 181-052-017, and 181-052-018 – Second Supervisorial District

July 9, 2007

Page 2

BACKGROUND: In its continuing commitment to enhance communities throughout the County, the Redevelopment Agency (RDA) for the County of Riverside 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 consist of four sub-standard commercial structures requiring significant rehabilitation and repair.

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

RDA staff have successfully negotiated the acquisition with the property owner Adalberto T. Chavez at the purchase price of \$1,650,000 as a full settlement, which includes, but is not limited to, relocation assistance, business reestablishment, loss of goodwill, and moving expenses. This price is consistent with current property values in the Rubidoux area based on an independent fee appraisal report. The Notice of Intent to Purchase was approved by the Board of Directors on June 26, 2007.

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.' "

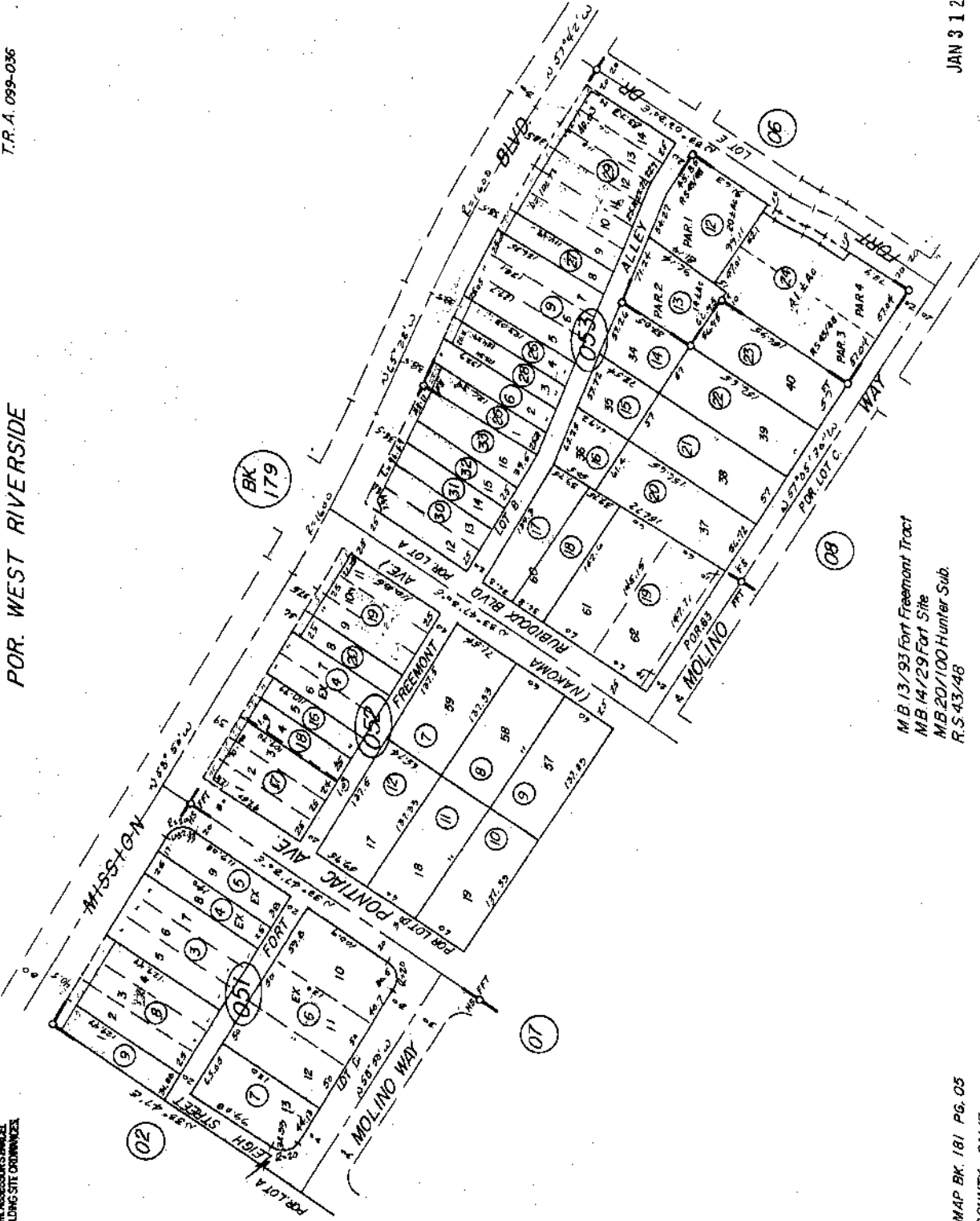
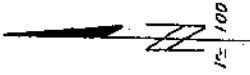
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR ACCURACY OF THE DATA SHOWN. ASSESSORS' OFFICE MAY NOT COMPARE WITH LOCAL LOT SPLITS OR BUILDING SITE COORDINATES.

JAN 09 2006

POR. WEST RIVERSIDE

T.R.A. 099-036

181-05



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
11/05	058-14	19 ST
"	058-15	20 ST
12/05	058-17	50 ST
"	058-2	51 ST
"	058-3	52 ST
"	058-4	53 ST
DATE	OLD NO	NEW NO
8/78	058-08	058-03
12/74	058-13	058-12
02/83	058-9	24 ST
"	058-10	25 ST
"	058-11	26 ST
"	058-12	27 ST
"	058-13	28 ST
"	058-14	29 ST
"	058-15	30 ST
"	058-16	31 ST
"	058-17	32 ST
"	058-18	33 ST
"	058-19	34 ST
"	058-20	35 ST
"	058-21	36 ST
"	058-22	37 ST
"	058-23	38 ST
"	058-24	39 ST
"	058-25	40 ST
"	058-26	41 ST
"	058-27	42 ST
"	058-28	43 ST
"	058-29	44 ST
"	058-30	45 ST
"	058-31	46 ST
"	058-32	47 ST
"	058-33	48 ST
"	058-34	49 ST
"	058-35	50 ST
"	058-36	51 ST
"	058-37	52 ST
"	058-38	53 ST
"	058-39	54 ST
"	058-40	55 ST
"	058-41	56 ST
"	058-42	57 ST
"	058-43	58 ST
"	058-44	59 ST
"	058-45	60 ST
"	058-46	61 ST
"	058-47	62 ST
"	058-48	63 ST
"	058-49	64 ST
"	058-50	65 ST
"	058-51	66 ST
"	058-52	67 ST
"	058-53	68 ST
"	058-54	69 ST
"	058-55	70 ST
"	058-56	71 ST
"	058-57	72 ST
"	058-58	73 ST
"	058-59	74 ST
"	058-60	75 ST
"	058-61	76 ST
"	058-62	77 ST
"	058-63	78 ST
"	058-64	79 ST
"	058-65	80 ST
"	058-66	81 ST
"	058-67	82 ST
"	058-68	83 ST
"	058-69	84 ST
"	058-70	85 ST
"	058-71	86 ST
"	058-72	87 ST
"	058-73	88 ST
"	058-74	89 ST
"	058-75	90 ST
"	058-76	91 ST
"	058-77	92 ST
"	058-78	93 ST
"	058-79	94 ST
"	058-80	95 ST
"	058-81	96 ST
"	058-82	97 ST
"	058-83	98 ST
"	058-84	99 ST
"	058-85	100 ST

**RDA RESOLUTION NO. 2007-030
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE RUBIDOUX AREA
Second Supervisorial District**

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

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 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, based on an independent fee appraisal report, negotiated a purchase price of \$1,650,000 as a full settlement, which includes, but is not limited to, relocation assistance, business reestablishment, loss of goodwill, and moving expenses for Assessors Parcel Numbers 181-052-012, 181-052-017, and 181-052-018, hereinafter referred to as the "Property," more particularly described in Exhibit "A," attached hereto; and

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

WHEREAS, the acquisition of the Property will assist the Agency in meeting its goal by implementing the Plan for the Project Area and will help eliminate physical blighting conditions within the Project Area; and

WHEREAS, prior to using the Property for the purposes described in the Plan,

1 the Agency understands and agrees to fully comply with the California Environment
2 Quality Act.

3 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
4 the Redevelopment Agency for the County of Riverside, State of California, in regular
5 session assembled on July 31, 2007, as follows:

6 1. That the Board of Directors hereby find and declare that the above recitals
7 are true and correct.

8 2. That the Redevelopment Agency for the County of Riverside is authorized
9 to purchase real property in the unincorporated community of Rubidoux, County of
10 Riverside.

11 3. That the Chairman of the Board of Directors is hereby authorized to
12 execute any and all documents necessary to purchase APNs 181-052-012, 181-052-
13 017, and 181-052-018 from Adalberto T. Chavez and Lilia Chavez.

14 4. That the Executive Director of the Redevelopment Agency or designee is
15 hereby authorized to take the necessary actions and execute any related documents to
16 complete this purchase.

17 //
18 //
19 //
20 //
21 //
22 //
23 //
24 //
25 //
26 //
27 //
28 //

FORM APPROVED
COUNTY COUNSEL

JUL 17 2007

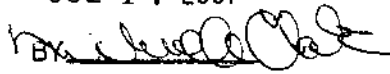


EXHIBIT "A"

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.