

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

335C



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
February 26, 2008

**SUBJECT:** Resolution No. 2008-119, Consent to Purchase of Real Property by the Redevelopment Agency of the County of Riverside known as Assessor's Parcel Numbers 174-150-012 in the Glen Avon Area — 2<sup>nd</sup> District

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

1. Make the following findings:
  - a. The proposed land acquisition will assist in the elimination of blighting conditions by providing the opportunity to replace the eastbound Valley Way on/off ramp on State Route 60;
  - b. The proposed acquisition will benefit the Jurupa Valley Project Area (JVPA) by providing a new on/off ramp capable of servicing the growing community of Jurupa;
  - c. No other means of financing are available to the community for the acquisition of the land; and,
  - d. The proposed acquisition is consistent with the Implementation Plan for JVPA.
2. Consent to the purchase of APN 174-150-012 and adopt County Resolution No. 2008-119.

**BACKGROUND:** The Agency, in its continuing commitment to enhance community development within the Jurupa Valley Project Area has identified the need to acquire the property known as Assessor's Parcel Number 174-150-012, herein referred to as "the Property", located at the northwest corner of Mission Boulevard and Soto Avenue, for this effort.

*Robin Zimpfer*  
Robin Zimpfer, Assistant County Executive Officer/EDA

RZ:DL:TE:JP:DASC:JM:kh

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost.escrow + \$4,746,290	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	Budget Adjustment:	NO
	Annual Net County Cost:	For Fiscal Year:	2007/2008

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: YES**

<b>SOURCE OF FUNDS:</b> Jurupa Valley Redevelopment Capital Improvement	<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

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

County Executive Office Signature

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

Prev. Agn. Ref.:

District: 2

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.47

Reviewed by  
CITY CLERK  
Christopher Hians  
Department of Administration  
  
 FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 2/27/08

**BACKGROUND:** continued

Agency staff has successfully negotiated a settlement of the acquisition of the Property which consists of approximately 6.81 acres or 296,644 square feet owned by Jesus Name Pentecostal Assembly, a California Non-Profit Corporation, at a purchase price of \$4,746,290. This value is consistent with current property values of comparable property based on an independent fee appraisal report.

A portion of the Property, consisting of approximately 109,068 square feet of land, is the preferred site for the Riverside County Transportation Department to replace the eastbound Valley Way on/off-ramp on State Route 60. The County plans to construct a hook ramp which will feed exiting and entering traffic through a signalized Intersection at Mission Boulevard/Bryne Road, approximately 200 yards westerly of Valley Way/Mission Boulevard intersection. The Transportation Department will reimburse RDA approximately \$1,745,088 for the necessary land for this project. The remaining property will be used for future redevelopment purposes.

Agency staff recommends approval of Resolution No. 2008-119.

The Transportation Department will submit separate documents to the Board of Supervisors for the purchase of a portion of the property from the Agency.

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.'"

2 COUNTY RESOLUTION NO. 2008-119  
3 CONSENT TO THE PURCHASE OF REAL PROPERTY  
4 ASSESSOR'S PARCEL NUMBER 174-150-012  
(Second Supervisorial District)

5 WHEREAS, Assessor's Parcel Number 174-150-012, hereinafter the "Property",  
6 is identified as one of the parcels that is part of the preferred site to replace eastbound  
7 Valley Way on/off ramp on State Route 60; hereinafter the "Proposed Project"; and

8 WHEREAS, the Preferred Site consists of a parcel of land which will enable the  
9 Agency to improve public safety, serving the growing community of Glen Avon; and

10 WHEREAS, findings are required to be made pursuant to Health and Safety  
11 Code 33445; and

12 WHEREAS, the Proposed Project will assist in the elimination of physical  
13 blighting conditions by constructing a new on/off ramp; and

14 WHEREAS, the Proposed Project will benefit the Jurupa Valley Project Area,  
15 hereinafter the "Project Area;" and

16 WHEREAS, no other means of financing are available to the community for the  
17 construction of the Proposed Project; and

18 WHEREAS, the Proposed Project is consistent with the Implementation Plan and  
19 the Redevelopment Plan for the Project Area; and

20 WHEREAS, the County of Riverside Transportation Department will reimburse  
21 the Agency for the property necessary for the interchange property which is estimated  
22 to be valued at \$1,745,088; and

23 BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of  
24 Supervisors of the County of Riverside, State of California, in regular session  
25 assembled on March 18, 2008, as follows:

- 26 1. That the Board of Supervisors hereby finds and declares that the above  
27 recitals are true and correct.  
28

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK DATE

1           2.     That the Board of Supervisors consent to the purchase of real property  
2 within the unincorporated community of Glen Avon, County of Riverside, at a purchase  
3 price of \$4,746,290 from Jesus Name Pentecostal Assembly, a California Non-Profit  
4 Corporation.

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