

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

231 C



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
May 2, 2008

**SUBJECT:** Consent to the Purchase of Real Property by the Redevelopment Agency for the County of Riverside known as APN 182-311-001 - 2nd Supervisorial District.

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Resolution 2008-201, making certain findings required by Health and Safety Code Section 33445 and consenting to the purchase of real property by the Redevelopment Agency in the Jurupa Valley Project Area.

**BACKGROUND:** Agency staff has successfully negotiated the acquisition of property identified as Assessor's Parcel Number 182-311-001 with Rubidoux Grange No. 611, a Non-Profit Fraternal Corporation for a purchase price of \$375,000 plus escrow fees and miscellaneous costs associated with the acquisition.

The Agency, in its continuing commitment to redevelop communities throughout the County, desires to purchase the subject parcel identified as Assessor's Parcel Number 182-311-001, located within the Jurupa Valley Project Area in the unincorporated area of Riverside County.

Staff recommends adoption of Resolution No. 2008-201, consenting to the acquisition of the property by the Agency.

*Robin Zimpfer*

RZ:DL:TE:JMP:DSC:JM:kh

Robin Zimpfer  
Assistant County Executive Officer/EDA

S:\RealProperty\Real Property\District Projects\Dist 2\Rubidoux Library\Grange Property\EDA Form 11 Consent to Purchase Grange 5-2-08.doc

FORM APPROVED COUNTY COUNSEL

BY: ~~KATHERINE A. LIND~~ *A. Lind* 05/02/08 DATE

Departmental Concurrence

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 375,000 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:	2007/2008

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

**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

*Jennifer L. Sargent*  
BY: \_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

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

Prev. Agn. Ref.: 4/8/08 Item 4.3

District: 2

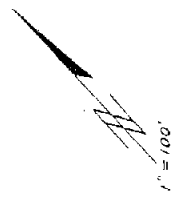
Agenda Number:

**3.9**

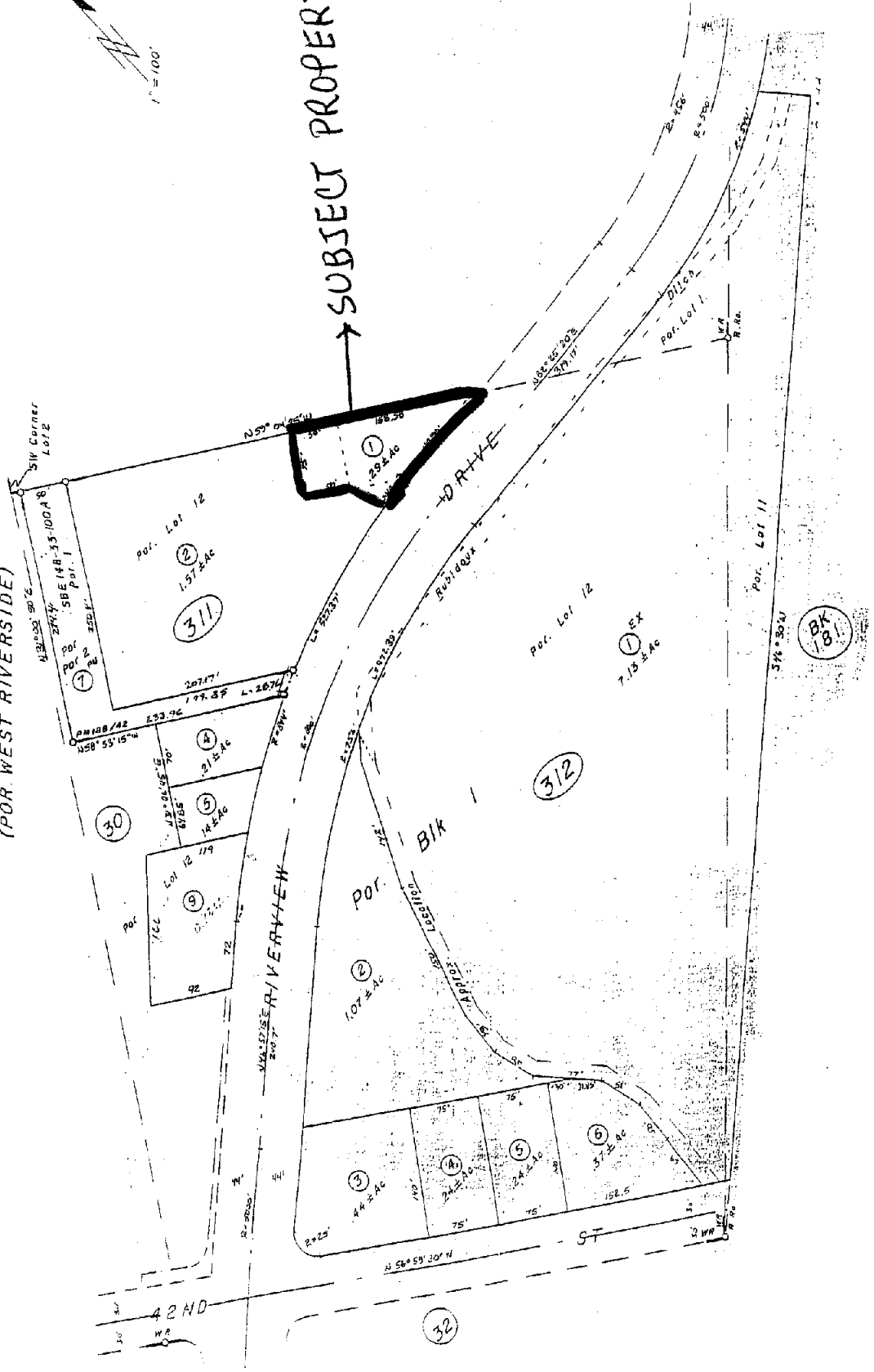
**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

7-5-7  
T.R.A. 095-094 182-31

POR. SEC. 16, T2S, R5W.  
(POR. WEST RIVERSIDE)



SUBJECT PROPERTY



1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2 **COUNTY RESOLUTION NO. 2008-201 MAKING CERTAIN FINDINGS AND**  
3 **CONSENTING TO PURCHASE OF REAL PROPERTY IN THE**  
4 **JURUPA VALLEY PROJECT AREA**  
5 **(2nd Supervisorial District)**

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

11 **WHEREAS**, the Riverside Board of Supervisors adopted redevelopment plans  
12 for Redevelopment Projects Areas 1-1986, Jurupa Valley, Mid-County, Desert  
13 Communities and I-215 Corridor, ("Project Areas"); and

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

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

20 **WHEREAS**, the Agency intends to purchase real property identified as  
21 Assessor's Parcel Number 182-311-001 (the "Property") located within the Jurupa  
22 Valley Project Area ("Project Area"); and

23 **WHEREAS**, the Agency intends to make improvements on the Property, which  
24 will assist in implementing the redevelopment plan ("Plan") for the Project Area; and

25 **WHEREAS**, the Board of Supervisors has duly considered all conditions of the  
26 proposed payment for the acquisition of the Property and believes that the payment by  
27 the Agency of all or part of the cost of the land are in the best interest of the County and  
28 the health, safety and welfare of its residents; and

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FORM APPROVED COUNTY COUNSEL  
BY: ~~KATHERINE A. JIND~~ KATHERINE A. JIND  
05/05/08

1           **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the  
2 Board of Supervisors of the County of Riverside, State of California, in regular session  
3 assembled on May 13, 2008, as follows:

4           1.     That the above recitals are true.

5           2.     That the Board make the following findings:

6                 a.    The proposed land acquisition will be used by the Agency to  
7                 implement the redevelopment plan for the Jurupa Valley Project Area  
8                 (JVPA), as well as assist in the elimination of physical blighting  
9                 conditions;

10                b.   That the acquisition of the property will benefit the JVPA by  
11                providing a location for the construction of a future public facility;

12                c.   No other means of financing are available to the community for the  
13                acquisition of the land; and

14                d.   The proposed acquisition is consistent with the Implementation  
15                Plan for JVPA.

16           3.     That the Board consents to the Redevelopment Agency for the County of  
17           Riverside purchasing real property identified as Assessor's Parcel Number  
18           182-311-001.

## EXHIBIT "A"

### PARCEL 1:

THAT PORTION OF LOT 12 IN BLOCK 1 OF WEST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE (S) 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF RIVERVIEW DRIVE, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 6, 1940 IN BOOK 474 PAGE 126 OFFICIAL RECORDS RIVERSIDE; THENCE NORTH  $58^{\circ} 53' 30''$  WEST 165 FEET ON THE NORTHEASTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING; SAID POINT BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL CONVEYED TO RUBIDOUX GRANGE NO. 611, INC., BY DEED RECORDED NOVEMBER 3, 1953 AS INSTRUMENT NO. 52682 OFFICIAL RECORDS RIVERSIDE; THENCE CONTINUING NORTHWESTERLY 50 FEET ON THE NORTHEASTERLY LINE OF SAID LOT; THENCE SOUTHWESTERLY 75 FEET AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO RUBIDOUX GRANGE; THENCE SOUTHEASTERLY 50 FEET, PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT TO THE MOST WESTERLY CORNER OF SAID RUBIDOUX GRANGE PARCEL 1; THENCE NORTHEASTERLY, 75 FEET ON THE NORTHWESTERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

### PARCEL 2:

THAT PORTION OF LOT 12 IN BLOCK 1 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO RUBIDOUX GRANGE NO. 611 INC., BY DEED RECORDED NOVEMBER 3, 1953 AS INSTRUMENT NO. 52682 OFFICIAL RECORDS RIVERSIDE; WITH THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 19, 1960 AS INSTRUMENT NO. 73102 OFFICIAL RECORDS RIVERSIDE; SAID POINT OF BEGINNING BEING ON A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 844 FEET; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, 40.5 FEET; THENCE NORTHERLY IN A DIRECT LINE TO THE WESTERLY CORNER OF SAID RUBIDOUX GRANGE PARCEL;

THENCE SOUTHEASTERLY, ON THE SOUTHWESTERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

PARCEL 3:

PORTION OF LOT 12, BLOCK 1 OF WEST RIVERSIDE, S SHOWN BY MAP ON FILE IN BOOK 9 PAGE 34 OF MAPS, RECORD OF SAN BERNARDINO COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 12 WITH THE NORTHWESTERLY LINE OF A ROAD KNOWN AS RIVERVIEW DRIVE, AS ESTABLISHED BY DEED RECORDED TO THE COUNTY OF RIVERSIDE, RECORDED IN BOOK 474 PAGE 126 OF RIVERSIDE COUNTY OFFICIAL RECORDS; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 155 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF SAID LOT 60 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT TO THE NORTHWESTERLY OF SAID ROAD KNOWN AS RIVERSIDE DRIVE, AS ESTABLISHED BY SAID DEED TO THE COUNTY OF RIVERSIDE COUNTY; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID ROAD AS ESTABLISHED BY SAID DEED TO THE COUNTY OF RIVERSIDE TO POINT OF BEGINNING.

