

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

424



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
April 1, 2009

**SUBJECT:** Consent to Purchase Road Right of Way in the Jurupa Valley Project Area by the Redevelopment Agency of the County of Riverside Known as a Portion of APNs 178-202-018, 178-202-019, and 178-251-010 - 2<sup>nd</sup> Supervisorial District

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

1. Adopt Resolution 2009-098, making certain findings required by Health and Safety Code Section 33445 and consenting to the purchasing of real property by the Redevelopment Agency in the Jurupa Valley Project Area; and
2. Consent to the Redevelopment Agency for the County of Riverside paying for the real property known as a portion of Assessor's Parcel Numbers 178-202-018, 178-202-019, and 178-251-010.

**BACKGROUND:** Agency staff has successfully negotiated the acquisition of a property identified as a portion of Assessor's Parcel Numbers 178-202-018, 178-202-019, and 178-251-010 from Young He Kim, an unmarried woman, for a purchase price of \$75,000 plus escrow fees and miscellaneous costs associated with the acquisition.

(continued on Page 2)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA/FM

APR 1 2009 11:31 AM

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 75,000 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:	2008/2009

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

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

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 4/1/09  
Departmental Concurrence

Policy

Consent

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

**Prev. Agn. Ref.:** 3/31/09 Item 4.3

**District:** 2

**Agenda Number:**

3.10

**BACKGROUND** (continued):

The negotiated price is consistent with current property values in the Rubidoux area based on an independent fee appraisal report. The subject property consists of 1,183± square feet of land and further referenced as a portion of Assessor's Parcel Numbers 178-202-018, 178-202-019, and 178-251-010. The property is needed for future road widening of Rubidoux Boulevard. The project will improve pedestrian and vehicular safety through new sidewalks, ADA handicap ramps and lane improvements in the Project Area.

The Notice of Intent to Purchase Real Property was approved by the Board of Directors on March 31, 2009.

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.' "

1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2 **COUNTY RESOLUTION NO. 2009-098**  
3 **CONSENT TO THE PURCHASE OF REAL PROPERTY BY THE**  
4 **REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE KNOWN AS A**  
5 **PORTION OF APNs 178-202-018, 178-202-019, AND 178-251-010**  
6 **(2<sup>ND</sup> Supervisorial District)**

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

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

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

18 **WHEREAS**, pursuant to Section 333 91 of the Health and Safety Code, the  
19 Agency may acquire, within a survey area or for purposes of redevelopment, any  
20 interest in real property; and

21 **WHEREAS**, the Agency intends to purchase real property, portion of Assessor's  
22 Parcel Numbers 178-202-018, 178-202-019, and 178-251-010 ("Property"), within the  
23 Rubidoux Sub-Area ("Sub-Area") of the Jurupa Valley Project Area; and

24 **WHEREAS**, the Agency intends to construct public improvements on the  
25 Property, which will assist in implementing the Sub-Area's redevelopment plan ("Plan");  
26 and

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

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK DATE: 4/16/09

1 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by  
2 the Board of Supervisors of the County of Riverside, State of California, in regular  
3 session assembled on April 28, 2009, as follows:

4 1. That the above recitals are true, correct and incorporated herein by  
5 reference.

6 2. That the acquisition of the Property for the construction of public  
7 improvements will benefit the Sub-Area.

8 3. That there is no other reasonable means of financing available to the  
9 community for the acquisition of the Property.

10 4. That the construction of public improvements will assist in eliminating  
11 physical blighting conditions within the Sub-Area.

12 5. That the purchase of the Property for the construction of public  
13 improvements is consistent with the implementation plan, which calls for infrastructure  
14 improvements within the Sub-Area and surrounding community.

15 6. That the Board of Supervisors consents to the Redevelopment Agency for  
16 the County of Riverside purchasing real property identified as a portion of Assessor's  
17 Parcel Numbers 178-202-018, 178-202-019, and 178-251-010, from Young He Kim as  
18 shown in Exhibits "A" and "B" attached hereto and incorporated herein by reference.

**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**

Those portions of Parcels 1 through 3 inclusive of Parcel Map No. 28705 as shown by map on file in Book 194, Pages 64 and 65 of Parcel Maps, Records of Riverside County, California, located in Section 10, Township 2 South, Range 5 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the intersection of the centerline of Rubidoux Boulevard (100.00 feet in width) with the centerline of 30<sup>th</sup> Street (66.00 feet in width) as shown on said Parcel Map No. 28705;

Thence North 37°27'11" East along said centerline of Rubidoux Boulevard, a distance of 58.06 feet;

Thence North 52°32'49" West, a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly right-of-way line of said Rubidoux Boulevard, said point also being an angle point in the boundary line of said Parcel 1;

Thence North 37°27'11" East along said northwesterly right-of-way line, and along said southeasterly line of said Parcel 1, and along the southeasterly line of said Parcels 2 and 3, a distance of 365.05 feet;

Thence South 41°37'50" West, a distance of 41.18 feet to a point on a line parallel with and distant northwesterly 3.00 feet, measured at a right angle, from said northwesterly right-of-way line;

Thence South 37°27'11" West along said parallel line, a distance of 322.87 feet;

Thence South 82°57'22" West, a distance of 37.20 feet to a point on the southwesterly line of said Parcel 1, said line also being the northeasterly right of way line of said 30<sup>th</sup> Street;

Thence South 52°28'33" East along said southwesterly line of said Parcel 1, and along said northeasterly right of way line, a distance of 4.53 feet;

Thence North 82°29'19" East along the southerly line of said Parcel 1, a distance of 35.33 feet to the **TRUE POINT OF BEGINNING**.

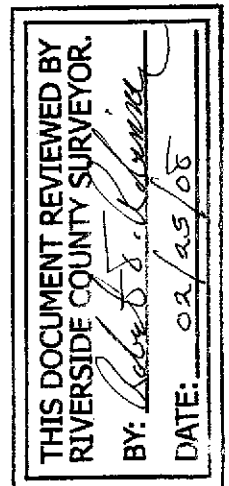
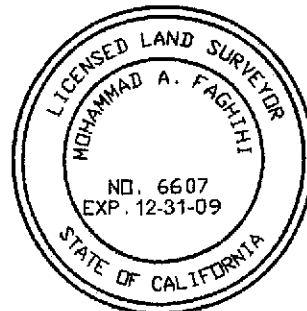
Containing 1,142 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION

*Mohammad A. Faghih*  
Mohammad A. Faghih, L.S. 6607      2/14/09  
Date

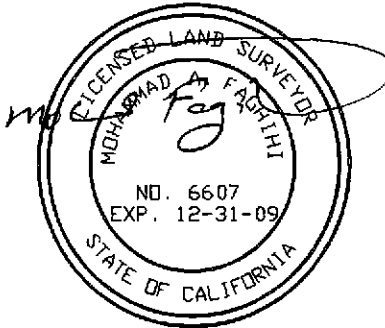
Prepared By: *[Signature]*  
Checked By: *[Signature]*



# EXHIBIT "B"

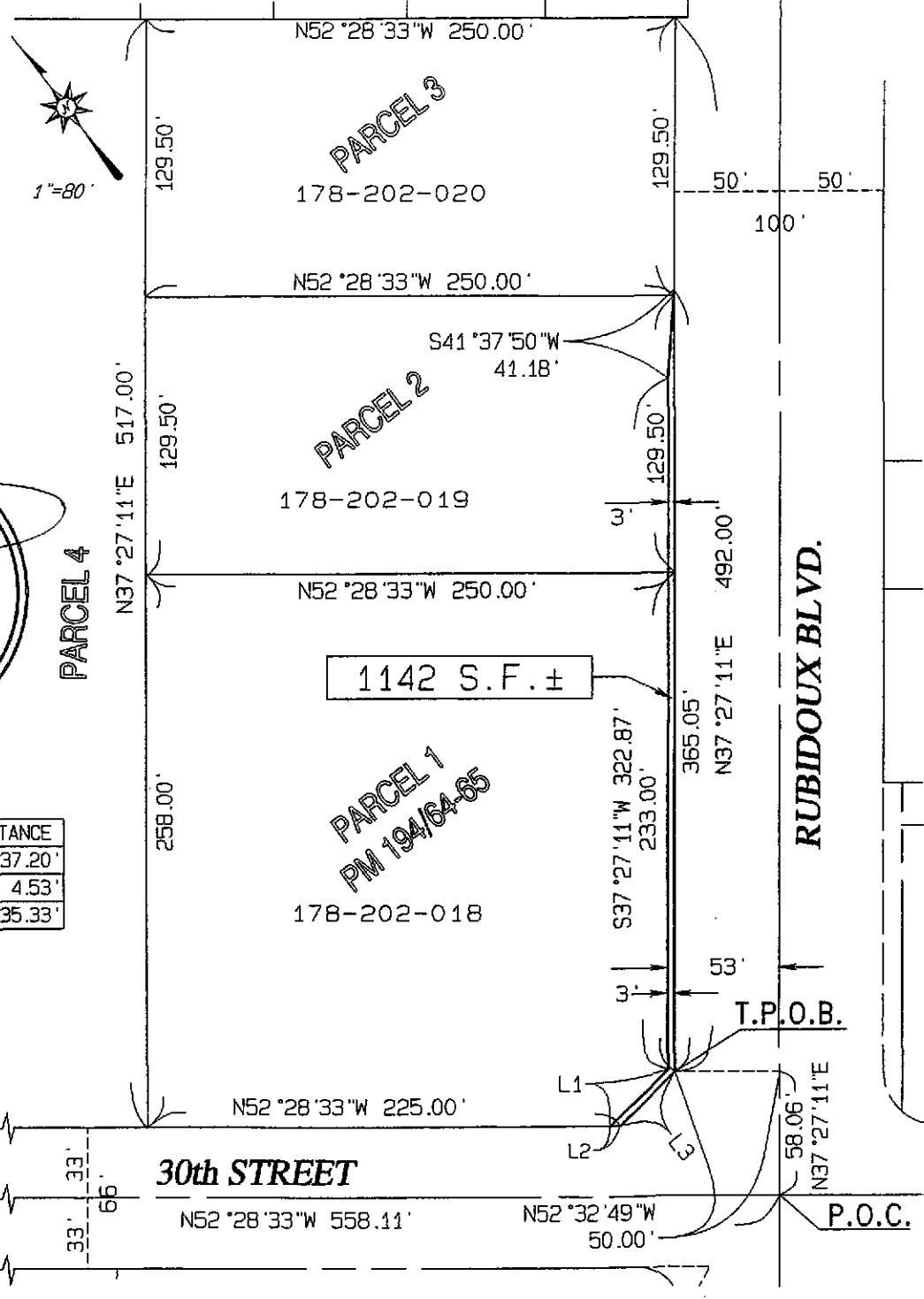
## PUBLIC ROAD & UTILITY EASEMENT

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: *Robert J. Roberts*  
 DATE: 02/25/08



**LINE DATA**

LINE	BEARING	DISTANCE
L1	S82°57'22"W	37.20'
L2	S52°28'33"E	4.53'
L3	N82°29'49"E	35.33'



SEC 10, T 2 S, R 5 W, S.B.M.

ALBERT A.

**WEBB**

ASSOCIATES

RIVERSIDE COUNTY, CALIFORNIA

PLAT PREPARED: FEB. 14, 2008

FILE: G:\2004\04-0390\04-0390\04390SU.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DESCRIPTION. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1

W.O. 04-0390

SCALE: 1" = 80'

DRWN BY *[Signature]*  
 CHKD BY *[Signature]*

DATE 2/14/08  
 DATE 2/14/08

SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT

**EXHIBIT "A"**  
**PUBLIC ROAD & UTILITY EASEMENT**

That portion of Lot 4 in Block 25 of the Map of West Riverside on file in Book 9 of Maps, Page 34 thereof, Records of San Bernardino County, California, located in Section 10, Township 2 South, Range 5 West, described as follows:

**COMMENCING** at the intersection of the centerline of Rubidoux Boulevard (recorded as "B" Street), 59.00 feet in half width per deed recorded May 3, 2005 as Instrument No. 2005-0349354, Official Records of Riverside County, California with the centerline of 30<sup>th</sup> Street (33.00 feet in half width) of said deed;

Thence South 52°28'29" East along said centerline of 30<sup>th</sup> Street, a distance of 71.15 feet;

Thence North 37°31'31" East, a distance of 33.29 feet to the **TRUE POINT OF BEGINNING**, said point being on a non-tangent curve, concave to the northeast, having a radius of 25.00, the radial line from said point bears North 46°12'41" East, said point also being on the northeasterly right-of-way line of said 30<sup>th</sup> Street of said deed;

Thence northwesterly and northerly along said northeasterly right-of-way line and along said curve, to the right, through a central angle of 31°02'01", an arc distance of 13.54 feet to the most southerly point of a Public Road Easement granted as aforesaid;

Thence North 37°27'11" East along the southeast line of said Public Road Easement, a distance of 5.38 feet;

Thence South 10°48'09" East, a distance of 16.34 feet to the **TRUE POINT OF BEGINNING**.

Containing 41 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF

PREPARED UNDER MY SUPERVISION

Mohammad A. Faghhi  
Mohammad A. Faghhi, L.S. 6607

6/13/07  
Date



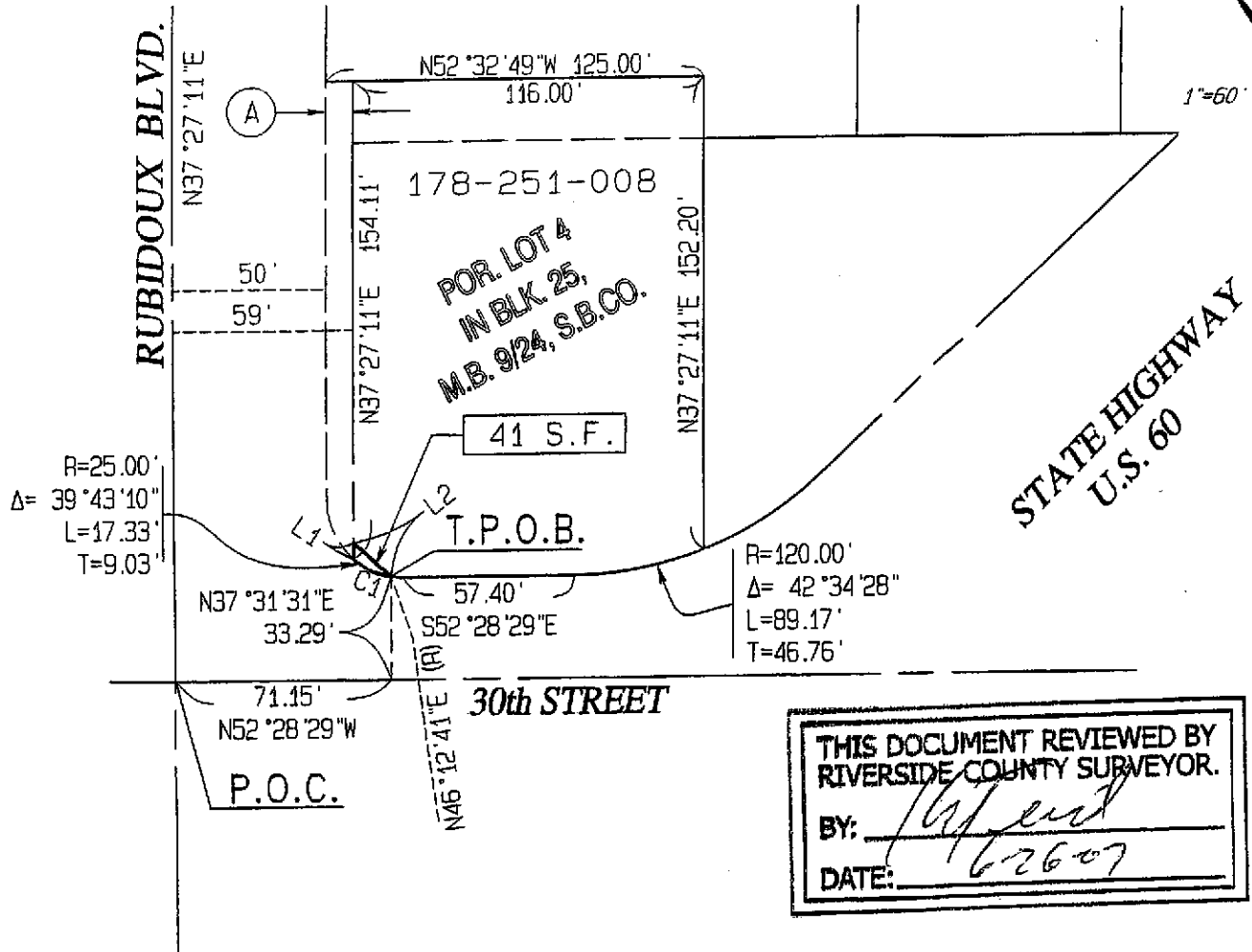
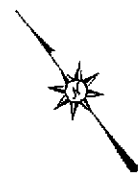
Prepared By: [Signature]  
Checked By: [Signature]

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: [Signature]  
DATE: 6-26-07

# EXHIBIT "B"

## PUBLIC ROAD & UTILITY EASEMENT

(A) 9' DEDICATED TO COUNTY OF RIVERSIDE BY DOC. 2005-0349354 ON 5/03/2005



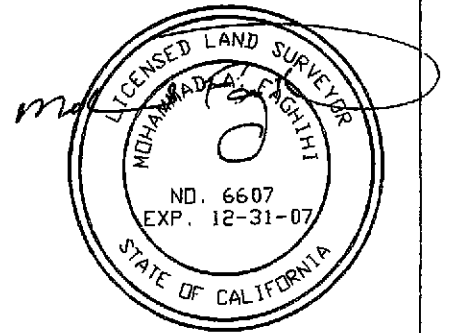
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
 BY: *[Signature]*  
 DATE: 6-26-07

**CURVE DATA**

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	25.00'	31°02'01"	13.54'	6.94'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N37°27'11"E	5.38'
L2	N10°48'09"W	16.34'



SEC 10, T 2 S, R 5 W

ALBERT A.  
**WEBB**  
 ASSOCIATES  
 ENGINEERING CONSULTANTS

RIVERSIDE COUNTY, CALIFORNIA

PLAT PREPARED: JUNE 11, 2007

FILE: G:\2004\04-0390\04-0390\04390SU.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DESCRIPTION. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1

W. D.  
04-390

SCALE: 1" = 60'

DRWN BY *[Signature]* DATE 6/11/07  
 CHKD BY *[Signature]* DATE 6/13/07

SUBJECT: PUBLIC ROAD AND UTILITY EASEMENT