

705

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



FROM: Redevelopment Agency


SUBMITTAL DATE: March 17, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-03, Authorization to Purchase Real Property in the Mecca Area and Approval of Acquisition Agreement for portions of Assessor's Parcel Numbers 727-272-002 and 727-272-003.
Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-03, Authorization to Purchase Real Property in the Mecca Area for a Health Clinic and Sheriff Station;
2. Approve the Acquisition Agreement to purchase portions of Assessor's Parcel Numbers 727-272-002 and 727-272-003 as authorized in the resolution;
3. Authorize and direct the Chairman of the Board of Directors to execute the Acquisition Agreement and Certificate of Acceptance on the related Grant Deed; and
4. Authorize and direct the Executive Director of the Redevelopment Agency to take the necessary actions and execute any related escrow documents to complete this transaction.

BACKGROUND: In early 2002, the need for medical and public social services in the community of Mecca was identified through various public meetings and workshops, including the RCIP General Plan meetings. The redevelopment plan for this area calls for the building of public services and providing better health and safety services for area residents, farm and migrant workers. (continued on next page)



Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:AMG:sj
F:\Shared\RealProperty\Real Property\DIST4\03-4-003.frm11.doc

FINANCIAL DATA:

CURRENT YEAR COST: \$297,000.00, PLUS ESCROW FEES

ANNUAL COST: \$0

NET COUNTY COST: \$0

IN CURRENT YEAR BUDGET: YES

BUDGET ADJUSTMENT: NO

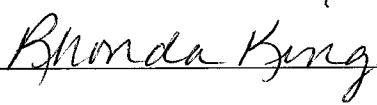
FOR FY: 02/03

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: REDEVELOPMENT CAPITAL IMPROVEMENT FUNDS

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature: 

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.
3/25/03, 4.1

Dist.
4

AGENDA NO.

4.2

BACKGROUND (continued)

The Redevelopment Agency and Supervisor Wilson have identified the subject property as the best location for the construction of these needed facilities.

Staff recommends the adoption of RDA Resolution No. 2003-03 and approval of the Acquisition Agreement.

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'."

FINANCIAL DATA:

The approval of the Acquisition Agreement will require the expenditure of \$297,000.00, plus escrow fees, from funds budgeted for this project.

**RDA RESOLUTION NO. 2003-03
AUTHORIZATION TO PURCHASE REAL PROPERTY IN MECCA
Mecca Health Clinic/Sheriff Station
(Fourth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside 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, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-Counties, Desert Communities, and I-215 Corridor as amended, hereinafter referred to as "Project Areas"; and

WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency began receiving tax increment from the 1986 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 negotiated a purchase price of \$297,000.00 for portions of Assessor's Parcel Numbers 727-272-002 and 727-272-003, more particularly described in Exhibit "A" and shown by maps in Exhibits "B" and "C" attached hereto; and

WHEREAS, the Clerk of the Board of Directors was directed to give notice thereof as pursuant to Section 6063 of the Government Code and said notice has been given; and

WHEREAS, the purchase of this property will not only assist the Agency in meeting its goal in providing the much needed medical and public social services for the community of Mecca, but will also help improve available health and safety services for

1 area residents, farm and migrant workers.

2 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
3 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
4 California, in regular session assembled on April 29, 2003, as follows:

5 1. That the Board of Directors hereby finds and declares that the above
6 recitals are true and correct.

7 2. That the Redevelopment Agency for the County of Riverside is authorized
8 to purchase real property in Mecca.

9 3. That the Chairman of the Board of Directors is hereby authorized to
10 execute any and all documents necessary to purchase the real property from Carl Sam
11 Maggio for the amount of \$285,000.00, plus pre-payment penalty not to exceed the total
12 sum of \$12,000.00, and the Agency's share of escrow fees.

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

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FORM APPROVED
COUNTY COUNSEL

APR 23 2003

BY 
ASSISTANT COUNTY COUNSEL

EXHIBIT "A"

THAT PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 17 AND THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY;

THENCE S 89°47'00" E, ALONG THE NORTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 424.00 FEET;

THENCE S 00°13'00" W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED AS INSTRUMENT NUMBER 86493 ON JULY 2, 1973, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY GRANT DEED RECORDED IN BOOK 2998, PAGE 555 ON OCTOBER 13, 1961, BOTH BEING RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 89°47'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 66TH AVENUE, A DISTANCE OF 1900.00 FEET;

THENCE S 00°13'00" W, A DISTANCE OF 700.12 FEET;

THENCE N 89°47'00" W, A DISTANCE OF 1714.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMMOND AVENUE (60 FEET WIDE) AS ESTABLISHED BY SUPERVISORS MINUTES BOOK VOLUME 14, PAGE 413 DATED MARCH 7, 1917;

THENCE S 36°00'42" W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 313.54 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SAID GRANT DEED RECORDED IN BOOK 2998, PAGE 555;

THENCE N 00°13'00" E, ALONG THE EAST LINE OF SAID GRANT DEED, A DISTANCE OF 447.20 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 30.000 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "B"

BY: _____

DATE: _____

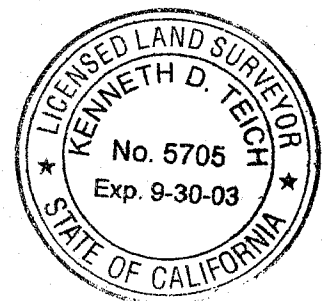
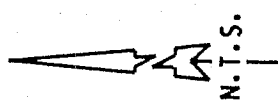


EXHIBIT "B"

SECTION 8
T.7S., R.9E., S.B.M.

MB 9/93

R/W PER INST.
NO. 86493, REC.
7-2-1973



66TH AVENUE (FIRST ST.)

C/L - S 89-47-00 E

S 89-47-00 E 1900.00'

APN 727-272-002

30.000 ACRES

APN 727-272-003

N 89-47-00 W 1714.70'

SECTION 17

T.7S., R.9E., S.B.M.

60' R/W EST. PER
S.M.B., VOL. 14,
PG. 413, 3-7-1917

SECTION LINE

S 00-13-00 W - 30.00'

313.54'
N 36-00-42 W

T.P.O.B.

447.20'

N 00-13-00 E

P.O.C.

S 89-47-00 E

424.00'

E'LY R/W S.P.R.R.

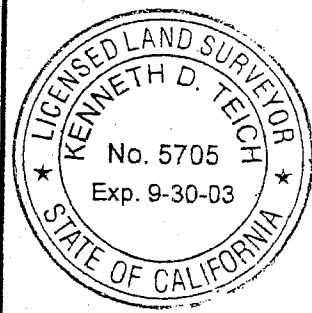
HAMMOND ROAD

200'

N 36-00-42 W

SOUTHERN PACIFIC RAILROAD

APN 727-272-007
OR 2998/555
REC. 10-13-1961

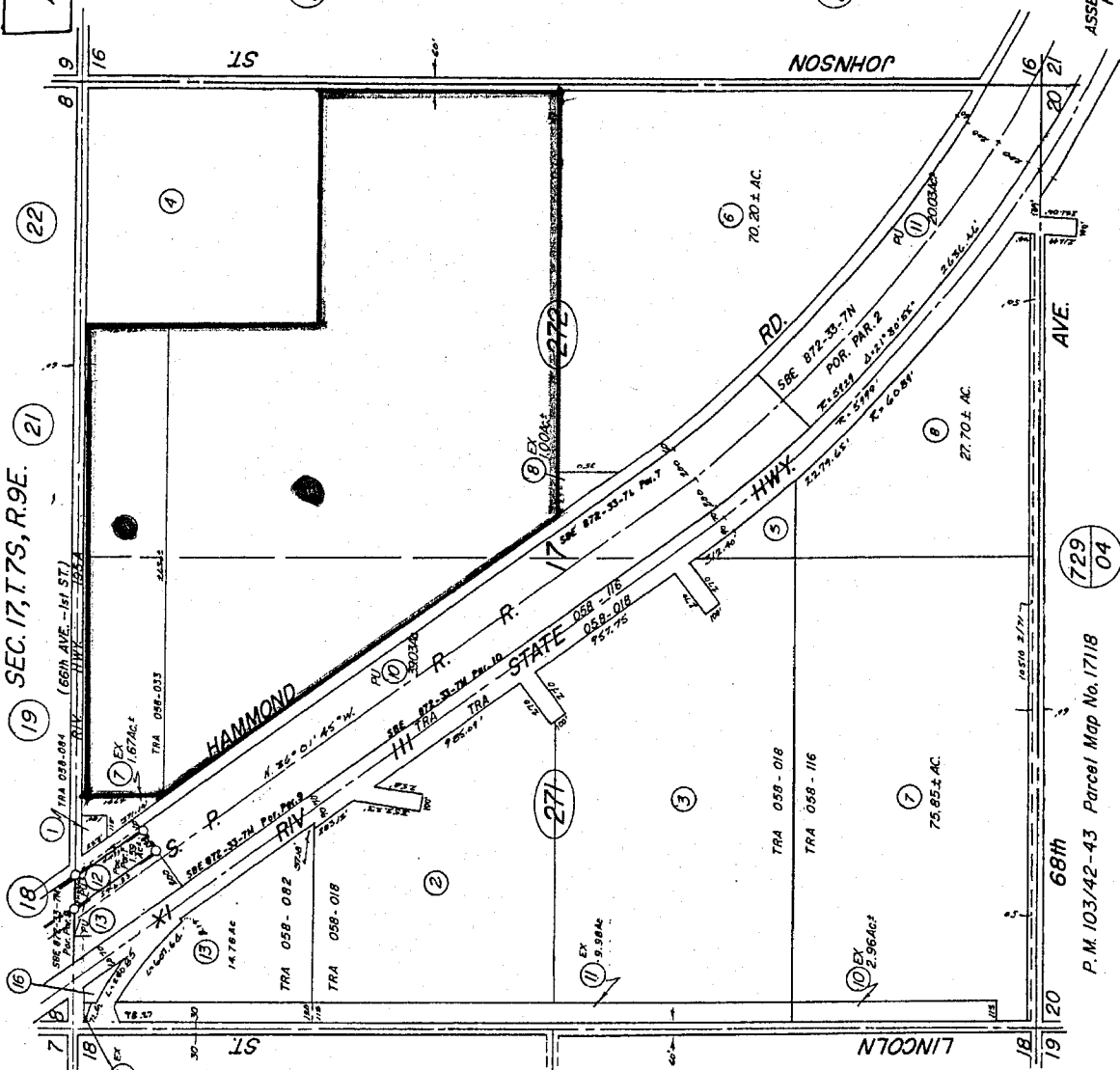
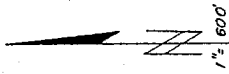


COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.:	N/A
PROJECT: 30 ACRE SITE IN MECCA	PREPARED BY:	DDD/KDT
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE:	N.T.S.
	DATE:	MARCH, 2003
APPROVED BY: <i>[Signature]</i>	W.D. NO.:	0300035
DATE: 3-6-03	SHEET 1 OF 1 SHEET	

EXHIBIT "C"

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

727-27
26-7
TRA 058-018
058-033
058-082
058-084
058-116



DATA: GOV'T PLAT, R.S. 28/91, STATE HWY. XI - RIV - I/I MAPS, SBE 872-33-7E & 7F PARCELS, STATE HWY/1954 MAPS.

60' rds. per Insl
32692 4/59

DATE	OLD NO.	NEW NO.
12/29/05	823	02E
5/28/06	12	13
12/28/07	9	11/12/21
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12/28/07	271-273	284
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12/28/07	271-276	287
12/28/07	271-277	288
12/28/0		

REDEVELOPMENT AGENCY
MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



4.1

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Redevelopment Agency regarding Intent to Purchase Real Property in the Mecca Area, 4th District, is continued to Tuesday, April 29, 2003.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on
April 22, 2003 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 22, 2003

Nancy Romero, Clerk to the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

4.1

xc: RDA, COB

126

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



FROM: Redevelopment Agency

SUBMITTAL DATE: March 17, 2003

SUBJECT: Adoption of RDA Resolution No. 2003-04, Notice of Intent to Purchase Real Property in the Mecca Area.
(Fourth Supervisorial District)

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2003-04, Notice of Intent to Purchase Real Property in the Mecca Area; and
2. Authorize and direct the Clerk of the Board to give notice pursuant to Government Code Section 6063 as required.

BACKGROUND: In early 2002, the need for medical and public social services in Mecca was identified through various public meetings and workshops, including the RCIP meetings. The redevelopment plan for this area calls for the building of public services and providing better health and safety for area residents, farm and migrant workers. The Redevelopment Agency and Supervisor Wilson have identified the subject property as the best location for the construction of these needed facilities.

Bradley J. Hudson, Executive Director

BJH:RZ:DML:AMV:AMG:sj
F:\Shared\RealProperty\Real Property\DIST4\03-4-004.frm11.doc

FINANCIAL DATA:

CURRENT YEAR COST: \$ 0
NET COUNTY COST: \$ 0
BUDGET ADJUSTMENT: N/A
COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO
SOURCE OF FUNDS: N/A

ANNUAL COST: \$ 0
IN CURRENT YEAR BUDGET: N/A
FOR FY: 02/03

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature:

MINUTES OF THE BOARD OF SUPERVISORS – REDEVELOPMENT AGENCY

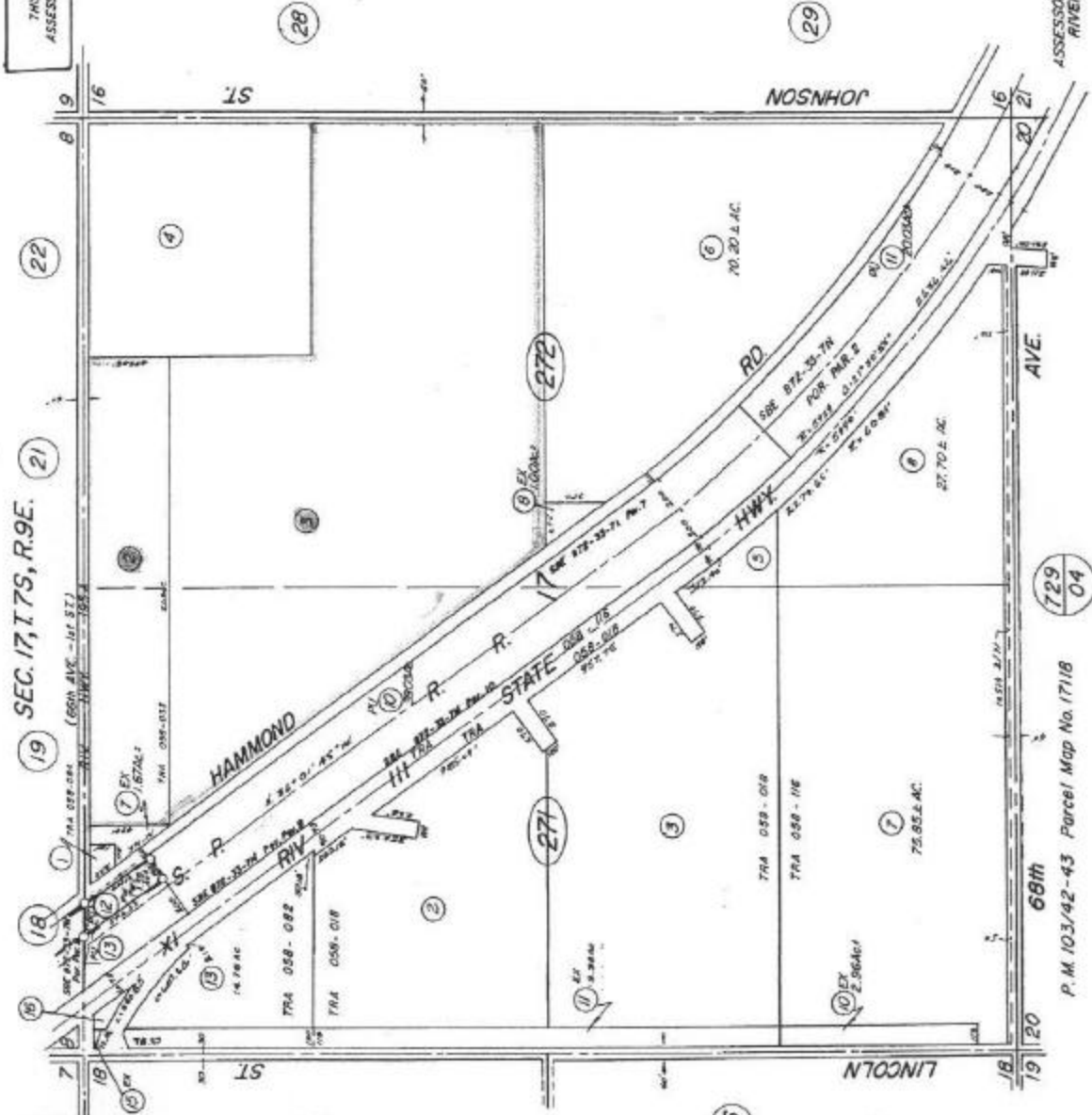
On motion of Supervisor Buster, seconded by Supervisor Venable and duly carried by unanimous vote, IT WAS ORDERED that the above is approved as recommended, setting the matter for Tuesday, April 22, 2003.

Ayes: Buster, Tavaglione, Venable, Wilson and Ashley
Noes: None
Absent: None
Date: March 25, 2003
xc: Redevelopment, COB (2)
NR

Nancy Romero
Clerk to the Board
By:
Deputy

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

727-27
26-7
TRA 058-018
058-033
058-082
058-084
058-116



SEC. 17, T. 7S, R. 9E.

727-27
26-7

DATA: GOV'T. PLAT. R. S. 28/51, STATE
HWY. 21 - RIV. - 111 MAPS, SBE
872-23-7E & 7F PLATS,
STATE HWY. 1804 MAPS.

60' REL. PER. INK
32692 4/59

DATE	CL. NO.	REV. NO.
12/20/66	602	62-025
1/1/67	8	18-12
12/28/67	9	15, 18, 21
10-27-67	11-1	15, 18, 21
2/28/68	21-12	18, 21
*	21-14	18, 21

P. M. 103/42-43 Parcel Map No. 17118

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