

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

664



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 22, 2006

SUBJECT: Adoption of RDA Resolution Number 2006-46, Notice of Intent to Purchase Real Property for the Mecca Fire Station Project

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2006-46, Notice of Intent to Purchase Real Property within the community of Mecca, County of Riverside;
2. Direct the Clerk of the Board to give notice pursuant to Health and Safety Code Section 33397; and
3. Authorize and direct the Executive Director or designee to prepare and bring back for approval a purchase agreement between the Redevelopment Agency and the affected property owner.

BACKGROUND: On January 10, 2006, the Board of Directors approved the Mecca Revitalization Plan which includes a number of facilities including a new fire station. In support of this project, the Redevelopment Agency has identified Assessor's Parcel Numbers 727-193-010, 727-193-011, 727-193-012 and 727-193-023 as the parcels needed for the proposed fire station.
(Continued on Page 2)

Reviewed by
 CIRCULAR
 Departmental Concurrence
 NOV 27 2006
 COUNTY COUNSEL

RZ:JC:DL:TE:JMP:AG:KW:ss
 S:\RealProperty\Real Property\DIST4\06-4-188.f11.doc

Robin Zimpfer

 Robin Zimpfer
 Executive Director

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 2,771,000	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 2,771,000	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Desert Communities Project Area; 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

County Executive Office Signature

James Bryant

Consent
 Policy
 Consent
 Policy
 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 1/10/06, 4.1; 2/28/06, 4.1
District: 4
Agenda Number:

BACKGROUND (continued):

Agency staff has successfully negotiated the acquisition of the parcels needed at the purchase price of \$1,100,000 from Adrian Bernal and Claudia Bernal, Husband and Wife as Joint Tenants. The price is consistent with current property values in the Mecca area based on an independent fee appraisal report. The Agency will purchase and relocate the residents of the 25 recreation vehicles/trailers and ten apartments located on the property.

Based on an independent appraisal report for each individual owner's personal property, the amount to purchase these improvements is estimated to be \$71,000. A draft relocation study from the Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as "OPC," has estimated the relocation benefits to be approximately \$1,500,000. An additional \$100,000 is requested to cover any miscellaneous cost associated with the acquisition. It is recommended that the Board of Directors adopt RDA Resolution No. 2006-414 giving notice of the Redevelopment Agency's intent to acquire the property and the personal property.

2 RDA RESOLUTION NO. 2006-46
3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY
4 FOR THE MECCA FIRE STATION PROJECT
5 Fourth Supervisorial District

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

11 **WHEREAS**, Agency has adopted Redevelopment Plans for Redevelopment
12 Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215
13 Corridor, as amended, hereinafter referred to as "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 the Community Redevelopment Law,
18 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
19 area or for purpose of redevelopment, any interest in real property; and

20 **WHEREAS**, the Redevelopment Agency for the County of Riverside, hereinafter
21 referred to as the "Agency," has identified a Preferred Site for the relocation of the
22 existing Mecca Fire Station; and

23 **WHEREAS**, the Preferred Site is located within the Desert Communities Project
24 Area and consists of approximately eleven (11) parcels, of which four (4) of the parcels
25 are the subject of this resolution and identified as Assessor's Parcel Numbers 727-193-
26 010, 727-193-011, 727-193-012 and 727-193-023, more particularly described as:
27 LOTS 3, 4, 5, 6, 31, 32, 33, AND 34 IN BLOCK 85, IN THE COUNTY OF RIVERSIDE,
28 STATE OF CALIFORNIA , AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 93 OF
MAPS, RECORDS OF RIVERSIDE COUNTY; and

1 **WHEREAS**, the Agency, has negotiated a purchase price of \$1,100,000, based
2 on an independent fee appraisal report; and

3 **WHEREAS**, the Agency must purchase personal property located within the
4 mobile home park consisting of approximately 25 privately owned recreational
5 vehicles/trailers as shown on "Exhibit A" attached hereto and made a part hereof; and

6 **WHEREAS**, the Agency must provide relocation assistance as required under
7 the Relocation Act of 1990; and

8 **WHEREAS**, the purchase of this property will assist the Agency in meeting its
9 goal of revitalizing and improving downtown Mecca by constructing a new fire station for
10 the purpose of redevelopment.

11 **WHEREAS**, prior to using the Preferred Site for the purpose described in this
12 Resolution, the Agency understands and agrees to fully comply with the California
13 Environmental Quality Act.

14 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
15 the Redevelopment Agency for the County of Riverside, State of California, that certain
16 real property located within the County of Riverside, State of California, described as:
17 LOTS 3, 4, 5, 6, 31, 32, 33 AND 34 IN BLOCK 85, IN THE COUNTY OF RIVERSIDE,
18 STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 93 OF
19 MAPS, RECORDS OF RIVERSIDE COUNTY, is needed by Agency for construction of
20 a fire station and NOTICE IS HEREBY GIVEN that it is the intention of the Board of
21 Directors to purchase said real property pursuant to the provisions of Section 33391 of
22 the Health and Safety Code upon the following term and conditions:

23 1. The nature of the property to be purchased is a trailer park with 25 spaces
24 and 10 apartment units, consisting of approximately 1.08 acres or 47,200 sq. ft, located
25 in Mecca, County of Riverside, State of California.

26 2. The seller of the subject property is Adrian Bernal and Claudia Bernal,
27 husband and wife as joint tenants.

28 3. The purchase price of Assessor's Parcel Numbers 727-193-010, 727-193-

1 011, 727-193-012 and 727-193-023 is \$1,100,000.

2 4. The agreement to purchase the property shall be considered by the Board
3 of Directors on January 9, 2007, in the meeting room of the Board of Directors, County
4 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
5 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

6 5. The twenty five (25) recreational vehicles/trailers located on the property
7 will be purchased separately from each individual owner, as shown on Exhibit A.

8 6. The total value of this personal property is estimated to be \$71,000 based
9 upon an appraisal completed by an independent appraiser, and it is anticipated that
10 relocation costs will be \$1,500,000 based on a relocation study from the Agency's
11 contracted Relocation Company plus an additional \$100,000 to cover any
12 miscellaneous fees associated with the project. The agreements for the purchase of
13 said personal property shall be executed by the Executive Director.

14 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
15 of this purchase pursuant to Health and Safety Code Section 33397.

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FORM APPROVED
COUNTY COUNSEL

NOV 27 2006

BY 

"EXHIBIT A"

MECCA TRAILER PARK APPRAISALS
APN'S 727-193-010, 727-193-011, 727-193-012 AND 727-193-023
91331 THROUGH 91349 2ND STREET
MECCA, CA 92254-6515

SPACE	NAME	APPRAISAL AMOUNT
1	RAMIREZ, Erasmo	\$3,060
2	VASQUES, Graciela Munoz	\$3,560
3	MONTANO, Rafael	\$2,175
4	OSEGUERA, Segundino	\$2,443
5	LOPEZ, Javier	\$3,175
6	VARGAS, Jose	\$4,065
7	SORIANO, Alejandro	\$2,220
8	BAUTISTA, Luis	\$1,330
9	CURAREZ, Salvador	\$2,920
10	TORRES, Olivia Oseguera	\$2,560
11	OSEGUERA, Jesus	\$3,030
12	CORDOVA, Javier & Alicia	\$1,940
13	DELGADILLO, Victor Hugo	\$2,092
14	MURATALLA, Salvador	\$2,655
15	BAUTISTA, Victor	\$4,825
16	ESQUIVEL, Jose & Guadalupe	\$5,525
17	PINEDA, Cesar	\$2,564
18	CAMPOS, Cesar & Monica	\$3,017
19	AGUIRRE, Samuel	\$2,017
20	FELIZ, Reymundo Lopez	\$2,185
21	ESQUIVEL, Jose	\$1,837
22	OSEGUERA, Juan	\$2,590
23	VARGAS, Juan Jose	\$4,260
24	TORRES, Jose Juan & Josefina	\$1,850
25	RANGEL, Javier	\$2,250
TOTAL		\$70,145