

934



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
December 18, 2006

SUBJECT: Adoption of RDA Resolution Number 2007-01, Notice of Intent to Purchase Real Property for the Mecca Fire Station Project – APNs 727-193-027, 727-193-028 and 727-193-030 – Fourth Supervisorial District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-01, 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. The Board of Directors approved the Notice of Intent to Purchase Real Property for the Mecca Fire Station on December 5, 2006. In support of this project, the Redevelopment Agency has identified a Preferred Site for the proposed fire station which includes approximately 11 parcels in Mecca. Three of the parcels are owned by Robert C. Leon and Lillian L. Leon.

(Continued on Page 2)

Robin Zimpfer

RZ:DL:TE:JMP:AG:KW
S:\RealProperty\Real Property\DIST4\06-4-223.fm11.doc

Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$950,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	NO
	Annual Net County Cost:	\$0	For Fiscal Year:	2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: Redevelopment Capital Improvement Funds - DCPA	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 J. Duff

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

Prev. Agn. Ref.: 1/10/06, 4.1;
2/28/06, 4.1

District: 4

Agenda Number:

5001 704 -3 6W 3:10
RECEIVED RIVERSIDE COUNTY

4.4

Reviewed by CIP TEAM 1-3-07
 Departmental Concurrence
 COUNTY COUNSEL
 DEC 21 2006

BACKGROUND (continued):

Agency staff has successfully negotiated the acquisition of Assessor's Parcel Numbers 727-193-027, 727-193-028 and 727-193-030 at the purchase price of \$462,000 from Robert C. Leon and Lillian L. Leon, as Trustees of the Robert C. Leon and Lillian L. Leon Vivos Revocable Trust Declaration of 1986, or their Successors in Interest. The price is consistent with current property values in the Mecca area based on an independent fee appraisal report. As part of the acquisition, the Agency is required to relocate four existing businesses including: an auto parts store, laundromat, video store and a U.S. Post Office.

The subject three parcels are part of the 11 parcels that are being acquired for the fire station project, of which four have previously been acquired. Agency staff is currently in negotiations with owners of the remaining four parcels of which Salvador Hernandez and Maria Hernandez and Agustin Bautista and Isabel Bautista own in fee. The total acreage for all 11 parcels is 2.530 acres.

Based on an independent appraisal report for each business, the amount to purchase the fixtures and equipment is a total of approximately \$260,000 which will be paid to the owners of the businesses. Additionally, a draft relocation study from the Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as "OPC," has estimated the relocation benefits for these parcels to be approximately \$175,000. An additional \$53,000 is being requested to cover any miscellaneous cost associated with the acquisition. The following summarizes the funding request:

Purchase Price	\$462,000
Fixtures and Equipment	\$260,000
Estimated Relocation Benefits	\$175,000
Misc. Costs	<u>\$ 53,000</u>
TOTAL	\$950,000

The acquisition will be funded with Desert Communities Redevelopment Project Area (DCPA) Capital Improvement Funds. It is recommended that the Board of Directors adopt RDA Resolution No. 2007-01 giving notice of the Redevelopment Agency's intent to purchase these properties.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE MAP. THE ASSESSEE'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SET ORDINANCES.

POR. SW 8 T. 7S., R. 9E

T.R.A. 058-033
058-084
058-140

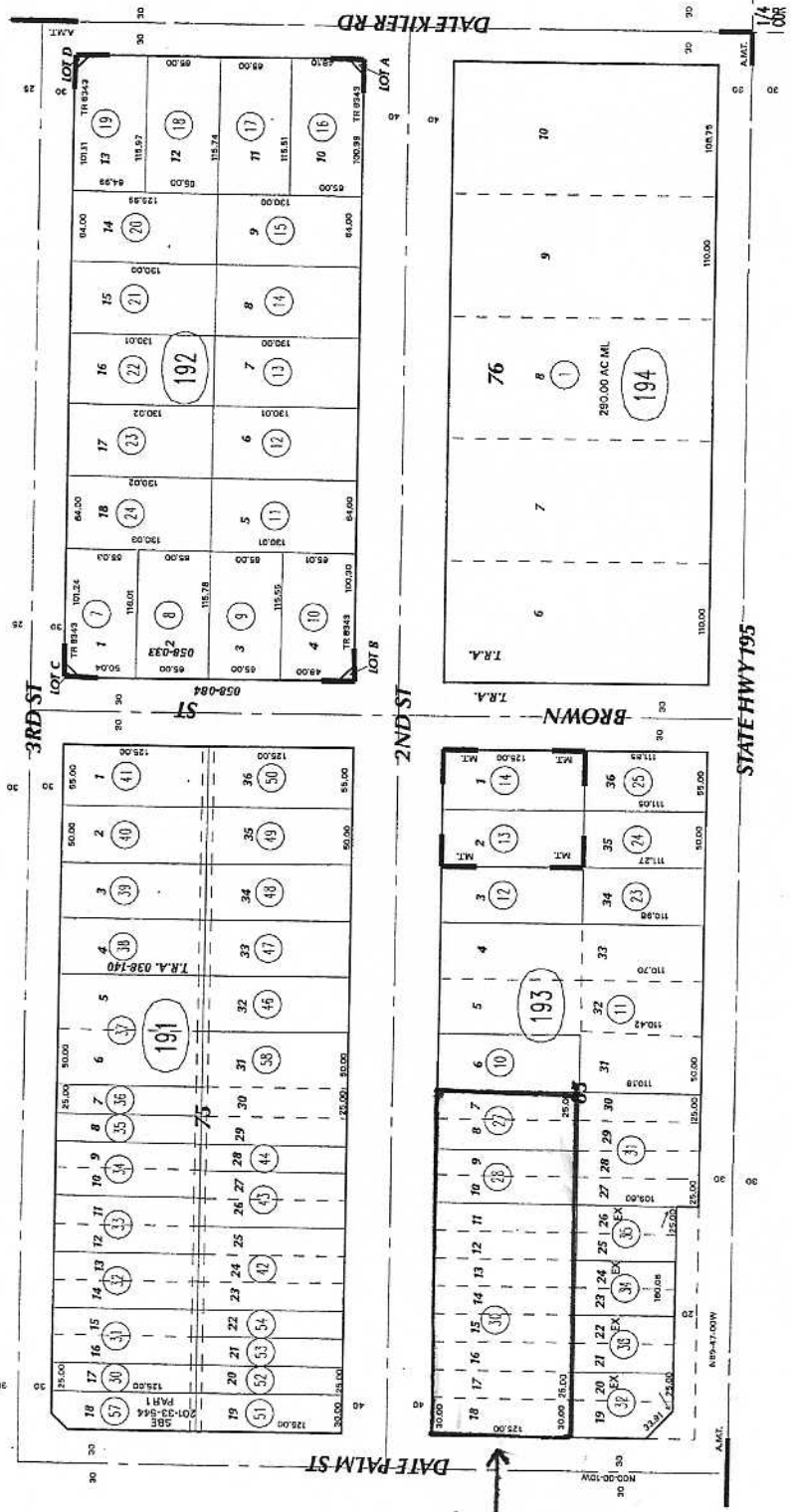
727-19
25-4

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SUBJECT PROPERTY

AUG 31 2004

DATE	D.O.P. NUMBER	MAP NUMBER
7/7/81	181-1-4	71
7/7/81	181-1-4	72
7/7/81	181-1-4	73
7/7/81	181-1-4	74
7/7/81	181-1-4	75
7/7/81	181-1-4	76
7/7/81	181-1-4	77
7/7/81	181-1-4	78
7/7/81	181-1-4	79
7/7/81	181-1-4	80
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7/7/81	181-1-4	94
7/7/81	181-1-4	95
7/7/81	181-1-4	96
7/7/81	181-1-4	97
7/7/81	181-1-4	98
7/7/81	181-1-4	99
7/7/81	181-1-4	100

MB 7/53 MECCA TOWNSITE
MB 9/93 AMENDED MAP MECCA TOWNSITE
MB 93/46-47 TRACT MAP NO. 8343

Aug 2004

ASSESSOR'S MAP 80727 PG. 19
Riverside County, Calif.

C.S.C.

DATA: GUYTON, PLAT. CO. 80, MAPS P-141
INST. NO. 2230-1/46, 51826-4/82

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2 RDA RESOLUTION NO. 2007-01
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 three (3) of the parcels
25 are the subject of this resolution and identified as Assessor's Parcel Numbers 727-193-
26 027, 727-193-028, and 727-193-030, more particularly described as: LOTS 7, 8, 9, 10,
27 AND 11 THROUGH 18 IN BLOCK 85 AS SHOWN ON AMENDED MAP OF MECCA
28 TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 9 PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY

1 RECORDER OF SAID COUNTY; and

2 **WHEREAS**, the Agency, has negotiated a purchase price of \$462,000, based on
3 an independent fee appraisal report; and

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

6 **WHEREAS**, the purchase of this property will assist the Agency in meeting its
7 goal of revitalizing and improving downtown Mecca by constructing a new fire station to
8 serve the community; and

9 **WHEREAS**, prior to using the Preferred Site for the purpose described in this
10 Resolution, the Agency shall comply with the California Environmental Quality Act.

11 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
12 the Redevelopment Agency for the County of Riverside, State of California, that certain
13 real property located within the County of Riverside, State of California, described as:

14 LOTS 7, 8, 9, 10, AND 11 THROUGH 18 IN BLOCK 85 AS SHOWN ON AMENDED
15 MAP OF MECCA TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF
16 CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 93 OF MAPS, IN THE
17 OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, is needed by Agency for
18 construction of a fire station and NOTICE IS HEREBY GIVEN that it is the intention of
19 the Board of Directors to purchase said real property pursuant to the provisions of
20 Section 33391 of the Health and Safety Code upon the following term and conditions:

21 1. The nature of the property to be purchased is an improved parcel with a
22 commercial retail building, and a post office; approximately 38,125 sq. ft., or .87 acres
23 located in Mecca, County of Riverside, State of California.

24 2. The seller of the subject property is ROBERT C. LEON AND LILLIAN L.
25 LEON, TRUSTEES OF THE ROBERT C. LEON & LILLIAN L. LEON VIVOS
26 REVOCABLE TRUST DECLARATION OF 1986, OR THEIR SUCCESSORS IN
27 INTEREST.

28 3. The purchase price of Assessor's Parcel Numbers 727-193-027, 727-193-

1 028, and 727-193-030 is \$462,000.

2 4. The agreement to purchase the property shall be considered by the Board
3 of Directors on February 6, 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 9:30 AM, or as soon thereafter as the agenda of the Board permits.

6 5. Based on an independent appraisal report for each business, the amount
7 to purchase the fixtures and equipment is a total of approximately \$260,000 which will
8 be paid to the owners of the businesses. Additionally a draft relocation study from the
9 Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as
10 "OPC," has estimated the relocation benefits for these parcels to be approximately
11 \$175,000. An additional \$53,000 is being requested to cover any miscellaneous costs
12 associated with the acquisition. The agreements for the purchase of said personal
13 property shall be executed by the Agency's 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

DEC 21 2006

[Handwritten Signature]