

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



145

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
December 20, 2006

**SUBJECT:** County Resolution No. 2007-030, Consent to the Redevelopment Agency for the County of Riverside to Purchase Real Property for the Mecca Fire Station Project – Fourth Supervisorial District.

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

1. Conduct a joint public hearing with the Redevelopment Agency for the County of Riverside regarding the purchase of real property within the community of Mecca;
2. Make the following findings:
  - a. The project will assist in the elimination of physical blighting conditions by constructing a new and modern fire station in a location that has currently many dilapidated and blighted structures on it;
  - b. The project will benefit the Desert Communities Project Area ("DCPA") by eliminating blight and providing a new fire station capable of serving the growing community of Mecca;
  - c. No other means of financing are available to the community for the construction of the proposed project; and
  - d. The proposed facility is consistent with the Implementation Plan for DCPA.

(Continued on Page 2)

RZ:JC:DL:TE:JP:KW:kh<sup>ON</sup>  
S:\RealProperty\Real Property\DIST4\06-4-246.fm11.doc

*for* Robin Zimpfer  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$2,771,000	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 DIRECTORS AGENDA: YES**

<b>SOURCE OF FUNDS:</b> 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

*[Handwritten Signature]*

Consent  
 Policy  
 Consent  
 Policy  
 Dept't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: 1/10/06, 4.1; 2/28/06, 4.1; 12/5/06, 4.1  
 District: 4  
 Agenda Number:

5003 7AH 13 6W 1:28  
 5003 7AH -3 6W 3:10  
 RECEIVED RIVERSIDE COUNTY

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.2

Page 2

Motions – Continued

3. Adopt County Resolution No. 2007-030, consents to the Agency's purchase of real property for the Mecca Fire Station Project.

**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 Redevelopment Agency for the County of Riverside has identified a preferred site which consists of 11 parcels also known as 727-193-010, 727-193-011, 727-193-012, 727-193-013, 727-193-014, 727-193-023, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030.

Agency staff has successfully negotiated the acquisition of Assessor's Parcel Numbers 727-193-010, 727-193-011, 727-193-012 and 727-193-023 for the purchase price of \$1,100,000 from Adrian Bernal and Claudia Bernal, Husband and Wife as Joint Tenants which is the subject of this resolution. 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 being requested to cover any miscellaneous costs associated with the acquisition.

Staff is currently in negotiations with the remaining seven parcels at approximately \$774,000 based on an independent appraisal report; and relocation benefits have been estimated to be approximately \$550,500 for these remaining seven parcels. The following summarizes the funding necessary for acquisition of all of the parcels:

Purchase Price (APN's 727-193-010, 727-193-011, 727-193-012 and 727-193-023)	\$1,100,000
Relocation Benefits - for the above APN's	\$1,500,000
Misc. Costs	\$ 100,000
Personal Property	\$ 71,000
Estimated Purchase Price (APN's 727-193-013, 727-193-014, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030)	\$ 774,000
Estimated Relocation Benefits – for the above APN's	<u>\$ 550,500</u>
TOTAL	\$4,095,500

County staff recommend that the Board conduct the Public Hearing, make the necessary findings and adopt Resolution No. 2007-030, Consent to the Redevelopment Agency for the County of Riverside to Purchase Real Property for the Mecca Fire Station Project.

Description: Riverside, CA Assessor Map 727.19 Page: 1 of 1  
 Order: 33 Comment:

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE EXACTNESS OF THE DATA SHOWN. ASSASSOR'S MAPS MAY NOT CORRELATE WITH LOCAL OFF-PLAN OR BUILDING DEPARTMENT RECORDS.

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

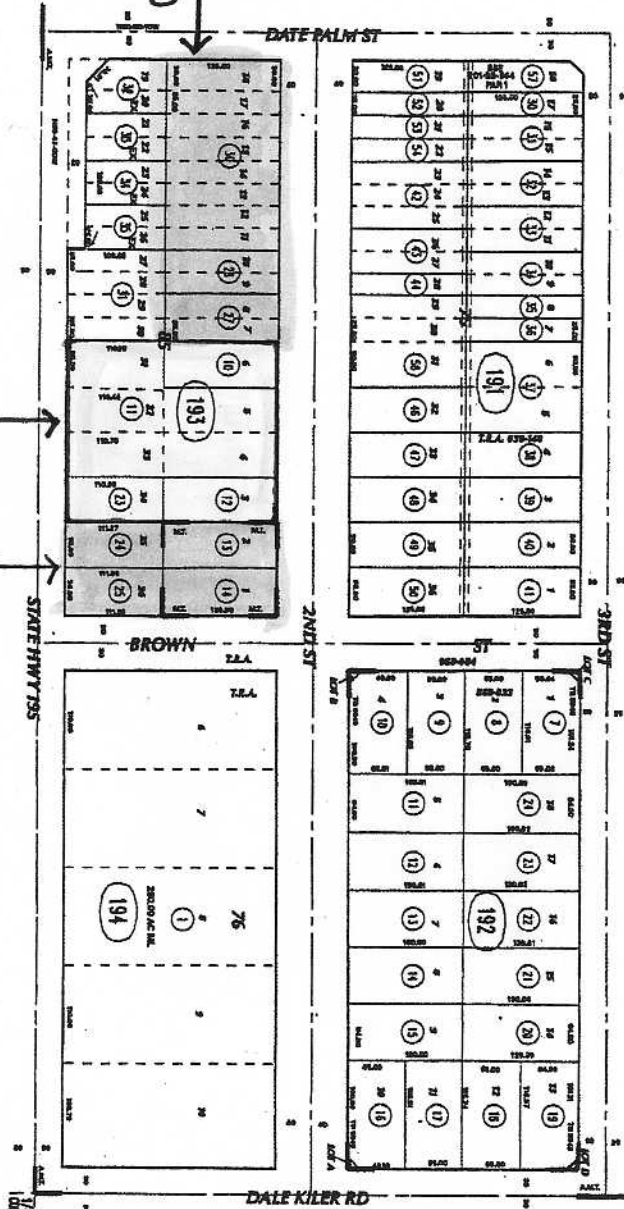
I.R.A. 058-035  
 058-044  
 058-140

727-19  
 24-1

PARCELS TO BE ACQUIRED

SUBJECT PROPERTY

PARCEL TO BE ACQUIRED



ASSASSOR'S MAP 82777 PG. 19  
 Riverside County, Calif. C192

DATE: 08/17/04, 08/18/04, 08/19/04

27

7/23 MECCA TOWNSHIP  
 0/43 AMERIGO MAP MECCA TOWNSHIP  
 03/16-07 TRACT MAP NO. 0343

Aug 2004

Parcel No.	Area (Acres)	Assessed Value	Market Value
1	0.10	1000	1000
2	0.10	1000	1000
3	0.10	1000	1000
4	0.10	1000	1000
5	0.10	1000	1000
6	0.10	1000	1000
7	0.10	1000	1000
8	0.10	1000	1000
9	0.10	1000	1000
10	0.10	1000	1000
11	0.10	1000	1000
12	0.10	1000	1000
13	0.10	1000	1000
14	0.10	1000	1000
15	0.10	1000	1000
16	0.10	1000	1000
17	0.10	1000	1000
18	0.10	1000	1000
19	0.10	1000	1000
20	0.10	1000	1000
21	0.10	1000	1000
22	0.10	1000	1000
23	0.10	1000	1000
24	0.10	1000	1000
25	0.10	1000	1000
26	0.10	1000	1000
27	0.10	1000	1000
28	0.10	1000	1000
29	0.10	1000	1000
30	0.10	1000	1000
31	0.10	1000	1000
32	0.10	1000	1000
33	0.10	1000	1000
34	0.10	1000	1000
35	0.10	1000	1000
36	0.10	1000	1000
37	0.10	1000	1000
38	0.10	1000	1000
39	0.10	1000	1000
40	0.10	1000	1000
41	0.10	1000	1000
42	0.10	1000	1000
43	0.10	1000	1000
44	0.10	1000	1000
45	0.10	1000	1000
46	0.10	1000	1000
47	0.10	1000	1000
48	0.10	1000	1000
49	0.10	1000	1000
50	0.10	1000	1000
51	0.10	1000	1000
52	0.10	1000	1000
53	0.10	1000	1000
54	0.10	1000	1000
55	0.10	1000	1000
56	0.10	1000	1000

AUG 3 1 2004

This map is not a survey. It's merely a convenience to juxtapose the land to adjoining streets and other lands and not to guarantee any dimension, bearings, or acreage.

**COUNTY RESOLUTION NO. 2007-030  
CONSENT TO PURCHASE REAL PROPERTY  
FOR THE MECCA FIRE STATION PROJECT  
Fourth Supervisorial District**

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

**WHEREAS**, the Preferred Site is located within the Desert Communities Project Area and consists of approximately 11 parcels, of which four of the parcels are the subject of this resolution and identified as Assessor's Parcel Numbers 727-193-010, 727-193-011, 727-193-012 and 727-193-023, more particularly described as lots 3, 4, 5, 6, 31, 32, 33, and 34, in Block 85, herein referred to as the "Property," in the County of Riverside, State of California, as shown by Map on File in Book 9 Page 93 of Maps, Records of Riverside County as shown on Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, the County consents to the Redevelopment Agency for the County of Riverside to purchase the Property for \$2,771,000 which includes personal property consisting of approximately 25 privately owned recreational vehicles/trailers as shown on Exhibit "B" attached hereto, associated relocation benefits and miscellaneous costs; and

**WHEREAS**, Agency staff is currently in negotiations with the remaining seven parcels known as Assessor's Parcel Numbers 727-193-013, 727-193-014, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030. Based on an independent appraisal report the estimated purchase price for these parcels is \$774,000; and relocation benefits has been estimated to be approximately \$550,500.

**BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on January 23, 2007, as follows:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

2. That the County of Riverside consents to the purchase of the Property located within the community of Mecca, County of Riverside.

FORM APPROVED  
COUNTY COUNSEL

JAN 16 2007

BY 