

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

215



**SUBMITTAL DATE:**  
April 4, 2007

**FROM:** Redevelopment Agency

**SUBJECT:** RDA Resolution No 2007-013, Authorization to Purchase Real Property in the Desert Communities Project Area – APNs: 727-184-013, 014 and 727-184-026 – 4<sup>th</sup> Supervisorial District.

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

1. Adopt RDA Resolution No. 2007-013, Authorization to Purchase Real Property in the Desert Communities Project Area within the unincorporated community of Mecca, County of Riverside;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreements for the purchase of APNs 727-184-013 and 727-184-014 between Adalberto C. Gonzalez and Elfida T. Gonzalez, Husband and Wife as Joint Tenants, and the Redevelopment Agency; and 727-184-026 between Clara F. Alterado and Nena F. Adona, as Joint Tenants, and the Redevelopment Agency;
3. Allocate the sum of \$701,650 for the purchase of the real property, fixed fixtures and equipment, relocation benefits and miscellaneous costs;
4. Authorize the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
5. Authorize the Executive Director of the Redevelopment Agency or designee to administer all actions and sign any related documents necessary to complete this transaction.

(Continued on page 2)

*Robin Zimpfer*  
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Robin Zimpfer  
Executive Director

RZ:DL:TE:JMP:AMG:KW  
S:\RealProperty\Real Property\DIST4\07-4-092.fm11.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 701,650	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

<b>COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:</b> No	
<b>SOURCE OF FUNDS:</b> 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

*Jenny Bryant*  
\_\_\_\_\_

Reviewed by  
CIP TEAM

FORM APPROVED  
COUNTY COUNSEL

APR 09 2007  
COUNTY CLERK

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

**Prev. Agn. Ref.:** 1/10/06, 4.1;  
3/13/07, 4.1      **District:** 4      **Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

4.2

April 4, 2007

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**BACKGROUND:**

On January 10, 2006, the Board of Directors approved the Mecca Revitalization Plan. In an effort to meet its goal of facilitating redevelopment and eliminating physical blighting conditions within the Desert Communities Project Area, the Agency has identified Assessor's Parcel Numbers 727-184-013, 014 and 727-184-023 to purchase. Agency staff has successfully negotiated the acquisition of APNs 727-184-013 and 727-184-014 at the purchase price of \$360,000 from Adalberto C. Gonzalez and Elfida T. Gonzalez, Husband and Wife as Joint Tenants, which includes the existing fixed fixtures and equipment, and APN 727-184-026 at the purchase price of \$150,000 from Clara F. Alterado and Nena F. Adona, as Joint Tenants. The prices are consistent with current property values in the Mecca area based on an independent fee appraisal report. The Agency will provide relocation benefits and assistance as required under the Relocation Act of 1970. The Notice of Intent to Purchase Real Property was approved by the Board of Directors on March 13, 2007.

The Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as "OPC," has estimated the relocation benefits to be approximately \$171,650 for the displacees. An additional \$20,000 is requested to cover any miscellaneous costs associated with the acquisition of needed parcels.

The following summarizes the costs necessary to purchase the subject property and the estimated relocation benefits entitled to the displacees.

Estimated purchase price of Real Properties (APNs: 727-184-013, 014, and 727-184-026)	\$510,000
Estimated Relocation Benefits	\$171,650
Miscellaneous Costs	<u>\$ 20,000</u>
TOTAL	\$701,650

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.' "

2 RDA RESOLUTION NO. 2007-013  
3 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE DESERT  
4 COMMUNITIES PROJECT AREA APNs 727-184-013, 014 AND 727-184-026  
5 Fourth Supervisorial District

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

11 **WHEREAS**, Agency has adopted a Redevelopment Plan for the Desert  
12 Communities Project Area, hereinafter referred to as "Project Area"; and

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

16 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,  
17 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey  
18 area or for purpose of redevelopment, any interest in real property; and

19 **WHEREAS**, the Agency has, based on an independent fee appraisal report,  
20 negotiated a purchase price of \$360,000 for Assessor's Parcel Numbers 727-184-013  
21 and 727-184-014. Said parcels consists of approximately .17 acres and a restaurant,  
22 hereinafter referred to as "Property A," more particularly described in Exhibit "A"; and

23 **WHEREAS**, said negotiated purchase price for APNs 727-184-013 and 727-184-  
24 014 includes the existing fixed fixtures and equipment estimated to be \$22,900, based  
25 on an independent appraisal report, as shown on Exhibit "C," attached hereto and made  
26 a part hereof; and

27 **WHEREAS**, said negotiated price for APNs 727-184-013 and 727-184-014 does  
28 not include any loss of goodwill as determined by an independent appraisal report; and

**WHEREAS**, the Agency has, based on an independent fee appraisal report,

1 negotiated a purchase price of \$150,000 for Assessor's Parcel Number 727-184-026,  
2 consisting of approximately 3,901 square feet, with a single family residence,  
3 hereinafter referred to as "Property B," and more particularly described in Exhibit "B,"  
4 attached hereto and made a part hereof; and

5 **WHEREAS**, the Agency must provide relocation assistance as required under  
6 the Relocation Act of 1970; and

7 **WHEREAS**, the property is located in the Mecca Sub Area of the Desert  
8 Communities Project Area; and

9 **WHEREAS**, the purchase of Property A and Property B will assist the Agency in  
10 implementing the Mecca Sub Area Redevelopment Plan, hereinafter "Plan," and it will  
11 also assist in the elimination of physical blighting conditions within the Project Area; and

12 **WHEREAS**, prior to the Agency using Property A and Property B for purposes  
13 described in the Plan, the Agency understands and agrees to fully comply with the  
14 California Environmental Quality Act; and

15 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
16 the Redevelopment Agency for the County of Riverside, State of California, in regular  
17 session assembled on April 17, 2007, as follows:

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

20 2. That the Redevelopment Agency for the County of Riverside is authorized  
21 to purchase real property located in the unincorporated community of Mecca, County of  
22 Riverside.

23 3. That the Chairman of the Board of Directors is hereby authorized to  
24 execute any and all documents necessary to purchase APNs 727-184-013 and  
25 727-184-014 from Adalberto C. Gonzalez and Elfida T. Gonzalez, Husband and Wife as  
26 Joint Tenants, and APN 727-184-026 from Clara F. Alterado and Nena F. Adona, as  
27 Joint Tenants.

28 4. That the Executive Director of the Redevelopment Agency or designee is

1 hereby authorized to take the necessary actions and execute any related documents to  
2 complete this purchase.

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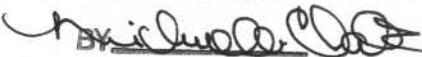
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FORM APPROVED  
COUNTY COUNSEL

APR 09 2007

BY 

# EXHIBIT "A"

LOTS 13 AND 14 BLOCK 10, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY AMENDED MAP OF MECCA TOWNSITE, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 93 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

# EXHIBIT "B"

THAT PORTION OF LOT 1 IN BLOCK 10 OF THE AMENDED MAP OF MECCA TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT SOUTH  $0^{\circ} 04' 24''$  EAST, 77.64 FEET TO THE TRUE POINT OF BEGINNING: THENCE LEAVING SAID EASTERLY LINE OF LOT SOUTH  $89^{\circ} 20' 21''$  WEST, 50.01 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1 DISTANT THEREON SOUTH  $0^{\circ} 04' 41''$  EAST, 78.14 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1.

# EXHIBIT "C"

Immovable Fixture Listing for:  
 Elfi's Restaurant  
 Located at 65974 Coahuilla Avenue, Mecca, California

Date of Value:  
 August 18, 2005

<u>Item No.</u>	<u>Description</u>	<u>Condition</u>	<u>Quantity</u>	<u>Replacement Cost New</u> \$	<u>Fair Market Value In Use</u> \$	<u>Orderly Liquidation Value</u> \$
<b>Exterior</b>						
1	Sign, building, light metal cabinet, formed plastic face, 4' x 2'	G	1	1,300	845	0
2	Banner, vinyl, 2 color, 8 words, 12' x 4'	F	1	135	80	0
<b>Interior</b>						
3	Blinds, vertical, 96" x 52"	F	2	315	155	0
4	Blinds, vertical, 76" x 52"	F	1	150	75	0
5	Counter, customer service, open back, tiled top, 26 ± lf x 24"d	VG	1	1,460	950	0
6	Ceiling fans with light kits	F	5	1,875	935	0
7	Sink, s.s., 3 tub, 2 drain boards, process plumbing, 51"w	F	1	2,930	1,465	0
8	Shelf, wall, 54" x 21" with (2) brackets	F	1	185	90	0
9	Mirror, security, circular, 30" dia.	F	1	295	145	0
<b>Kitchen</b>						
10	Range hood, galvanized, 7'6" x 3'6", with make-up air, exhaust, duct work, process electric wiring, and fire extinguisher system	U	1	18,750	9,375	0
11	Food preparation counter, painted wood base, s.s. top, "L" shape, 16 ± lf	U	1	2,400	600	0
12	Shelving, wall, painted wood, "L" shape, 3-4 tier, 16 ± lf, 9-12"d, with pass-thru window	U	1	600	210	0

# EXHIBIT "C"

Immovable Fixture Listing for:  
 Elfi's Restaurant  
 Located at 65974 Coahuilla Avenue, Mecca, California

Date of Value:  
 August 18, 2005

Item No.	Description	Condition	Quantity	Replacement Cost New \$	Fair Market Value In Use \$	Orderly Liquidation Value \$
13	Back bar food preparation/storage counter, painted wood base, laminate top, lower and upper shelving, 10'lg	U	1	1,250	500	0
14	Sink, s.s., 3 tub, process plumbing, 90"w	G	1	2,995	1,945	0
15	Back bar dish table/storage, painted wood base, laminate counter top, 3 tier upper shelving	U	1	875	350	0
16	Process plumbing and gas piping for equipment	F	lot	6,250	3,750	0
<b>Storage Room</b>						
17	Shelving, wall, painted wood, 72"w x 84"h x 13"d	F	1	185	90	0
<b>Rear Lot</b>						
18	Storage shed, aluminum, 10' x 8'6"	G	1	1,345	1,010	0
<b>General</b>						
19	Telephone system installation, consisting of: (1) Incoming line; (lot) Wiring	EX	lot	<u>380</u>	<u>380</u>	<u>0</u>
<b>Total</b>				<b>43,675</b>	<b>22,950</b>	<b>0</b>

