

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

245



FROM: Redevelopment Agency

SUBMITTAL DATE:
June 5, 2007

SUBJECT: Adoption of RDA Resolution Number 2007-022, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 727-184-024 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-022, Notice of Intent to Purchase Real Property in the Desert Communities Project Area, within the unincorporated community of Mecca, County of Riverside;
2. Direct the Clerk of the Board to give notice of this proposed purchase of real property pursuant to Health and Safety Code Section 33397 and Government Code Section 6063; and
3. Authorize 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. In support of this Plan and the Redevelopment Plan for the Desert Communities Project Area, the Agency desires to purchase the subject parcel, identified as Assessor's Parcel Number 727-184-024.

(continued on Page 2)

RZ:DL:TE:JP:AG:kw

Robin Zimpfer

Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 280,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

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

BY: *Jennifer L. Sargent*

Jennifer L. Sargent

County Executive Office Signature

COUNTY COUNSEL
 JUN 13 2007
 Departmental Concurrence
 Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 1/10/06, 4.1

District: 4

Agenda Number:

4.3

BACKGROUND (continued):

Agency staff has successfully negotiated the acquisition of APN 727-184-024 at the purchase price of \$95,000 for the single-family home from Teresa R. Paez. The price is 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 Agency's contracted relocation company Overland Pacific and Cutler, Inc., known as "OPC," has estimated the relocation benefits to be approximately \$175,000 due to the purchase price differential which is the cost to replace the existing dwelling. An additional \$10,000 is requested to cover any miscellaneous cost associated with the acquisition of the needed parcel.

The following summarizes the costs necessary to purchase the subject property and the estimated relocation benefits for the displacee.

Estimated purchase price of real property (APN 727-184-024)	\$ 95,000
Estimated Relocation Benefits	\$175,000
Miscellaneous Costs	<u>\$ 10,000</u>
TOTAL	\$280,000

It is recommended that the Board of Directors adopt RDA Resolution No. 2007-022 giving notice of the Redevelopment Agency's intent to purchase the subject property and the allocation of needed funds from the Desert Communities Project Area – Redevelopment Capital Improvement Funds.

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2007-022**
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY APN 727-184-024**
4 **IN THE DESERT COMMUNITIES PROJECT AREA**
5 **Fourth Supervisorial District**

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

11 **WHEREAS**, on December 23, 1986, the Riverside County Board of Supervisors
12 adopted a Redevelopment Plan by County Ordinance No. 638, for various communities
13 including a sub-area in the community of Mecca; and

14 **WHEREAS**, on July 20, 1999, the Riverside County Board of Supervisors by
15 Ordinance No. 795 merged several sub-areas in the desert area including the Mecca
16 sub-area by adopting the Desert Communities Redevelopment Plan, (the "Plan") to form
17 the Desert Communities Project Area, herein after referred to as the "Project Area"; and

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

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

24 **WHEREAS**, the Agency has, based on an independent fee appraisal report,
25 negotiated a purchase price of \$95,000 for Assessor's Parcel Number 727-184-024,
26 hereinafter the "Property," more particularly described in Exhibit "A", attached hereto;
27 and

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

1 **WHEREAS**, the Agency is requesting an additional amount of \$10,000 to cover
2 miscellaneous costs; and

3 **WHEREAS**, the Property is located within the Project Area; and

4 **WHEREAS**, the acquisition of the Property will assist in implementing the Plan for
5 the Project Area and will help eliminate physical blighting conditions within the Project
6 Area; and

7 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
8 Agency understands and agrees to fully comply with the California Environmental
9 Quality Act.

10 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
11 the Redevelopment Agency for the County of Riverside, State of California, that certain
12 real property located within the County of Riverside, State of California, shown on
13 Exhibit "A" attached to this resolution, is desired by Agency for redevelopment purposes
14 and NOTICE IS HEREBY GIVEN that it is the intention of the Board of Directors to
15 purchase said real property pursuant to the provisions of Section 33391 of the Health
16 and Safety Code upon the following term and conditions:

17 1. The nature of the Property, to be purchased consists of an approximately
18 1,107 square foot single family home. The parcel is approximately 2,385 square feet,
19 located in the unincorporated area of Mecca, County of Riverside, State of California.

20 2. The seller of the Property is Teresa R. Paez.

21 3. The negotiated purchase price of the property is \$95,000 based on an
22 independent fee appraisal report.

23 4. That the Agency's relocation consultant, Overland, Pacific and Cutler
24 "OPC", has estimated the relocation benefits to be approximately \$175,000 due to the
25 purchase price differential which is the cost to replace the existing dwelling.

26 5. That an additional \$10,000 is needed to cover miscellaneous costs.

27 6. That the agreement to purchase the property shall be considered by the
28 Board of Directors on July 31, 2007, in the meeting room of the Board of Directors,

1 County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California,
2 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

3 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
4 of this proposed purchase pursuant to Health and Safety Code Section 33397 and
5 Government Code Section 6063.

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FORM APPROVED
COUNTY COUNSEL

JUN 14 2007

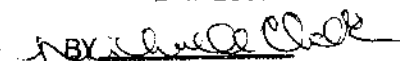
BY 

EXHIBIT "A"

THE SOUTH HALF OF LOT 1 IN BLOCK 10 OF REPLAT OF MECCA
TOWNSITE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 53 OF MAPS, RIVERSIDE
COUNTY RECORDER.

727-18

26-4

T.C.A. 026-002
 008-004

FOR S1/2, SW1/4, SW1/4, SEC. 8, T7S, R9E

AUG 22 2005

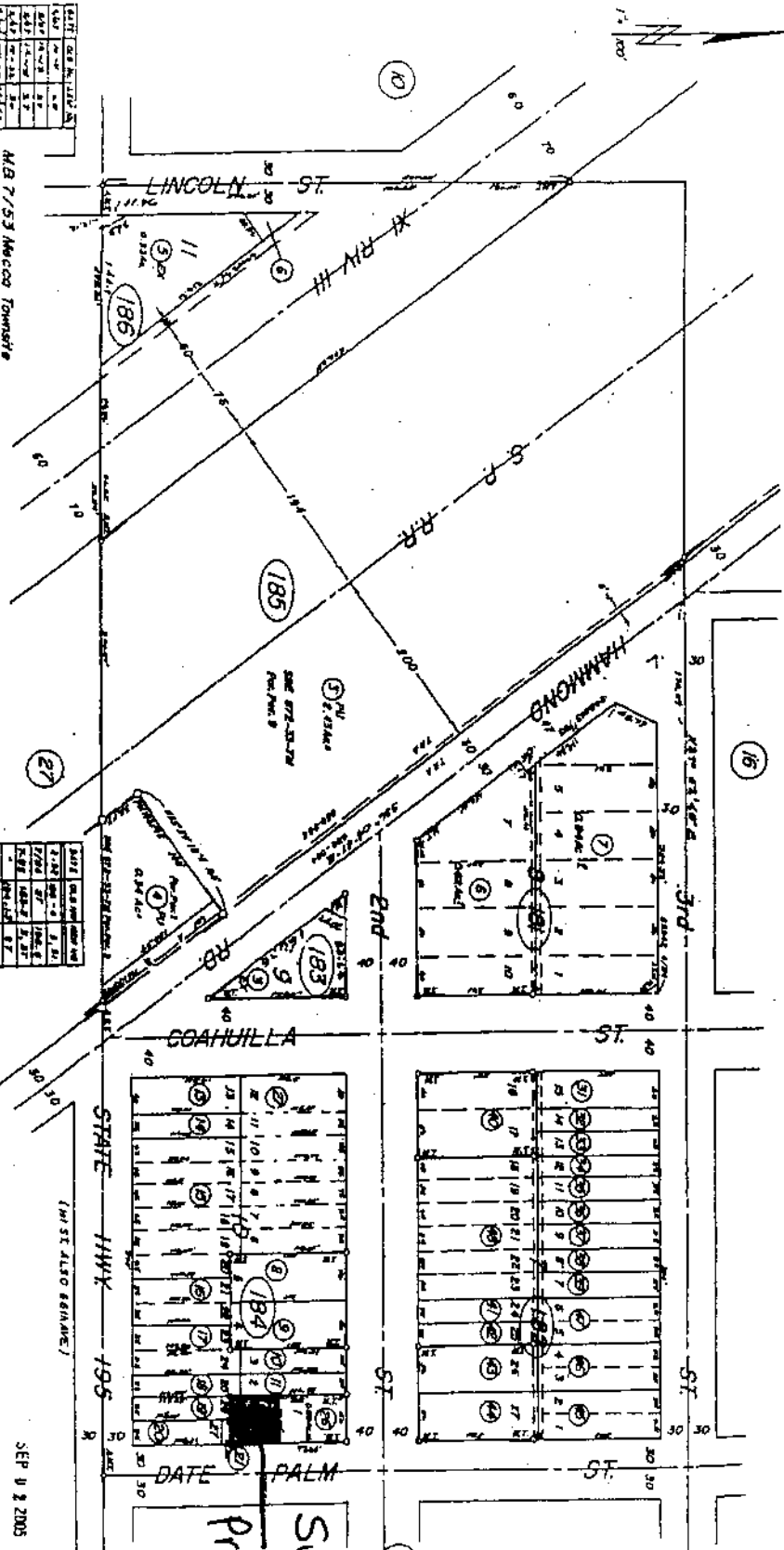
THIS MAP IS FOR
 ASSESSMENT PURPOSES ONLY

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185	2	1.12	100%
185	3	1.12	100%
185	4	1.12	100%
185	5	1.12	100%
185	6	1.12	100%
185	7	1.12	100%
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185	10	1.12	100%
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185	100	1.12	100%

MB 7/53 Maccos Township
 MB 9/73 Maccos Township
 MB 10/3/42 Maccos Township
 DATA: SOW I, MAIN STREET HWY. XI, HW-III, MAIN CO. ROAD'S P-141, SEE 872-317E, RW, RT 2
 AUGUST 1966

BLK	LOT	AREA	PERCENTAGE
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183	98	1.12	100%
183	99	1.12	100%
183	100	1.12	100%

ASSESSOR'S MAP BK. 727 PG. 18
 RIVERSIDE COUNTY, CALIF.
 SEP 02 2005



Subject Property

727-18

T.C.A. 058-004
058-004

FOR S1/2, SW1/4, SW1/4, SEC. 9, T7S, R9E

AUG 22 2005

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

Description: Riverside, CA Assessor Map 727-18 Page: 1 of 1
Order: 64 Comment:

AREA	AREA NO.	AREA AC.	AREA SQ. FT.
1	185	1.00	69,696
2	186	1.00	69,696
3	187	1.00	69,696
4	188	1.00	69,696
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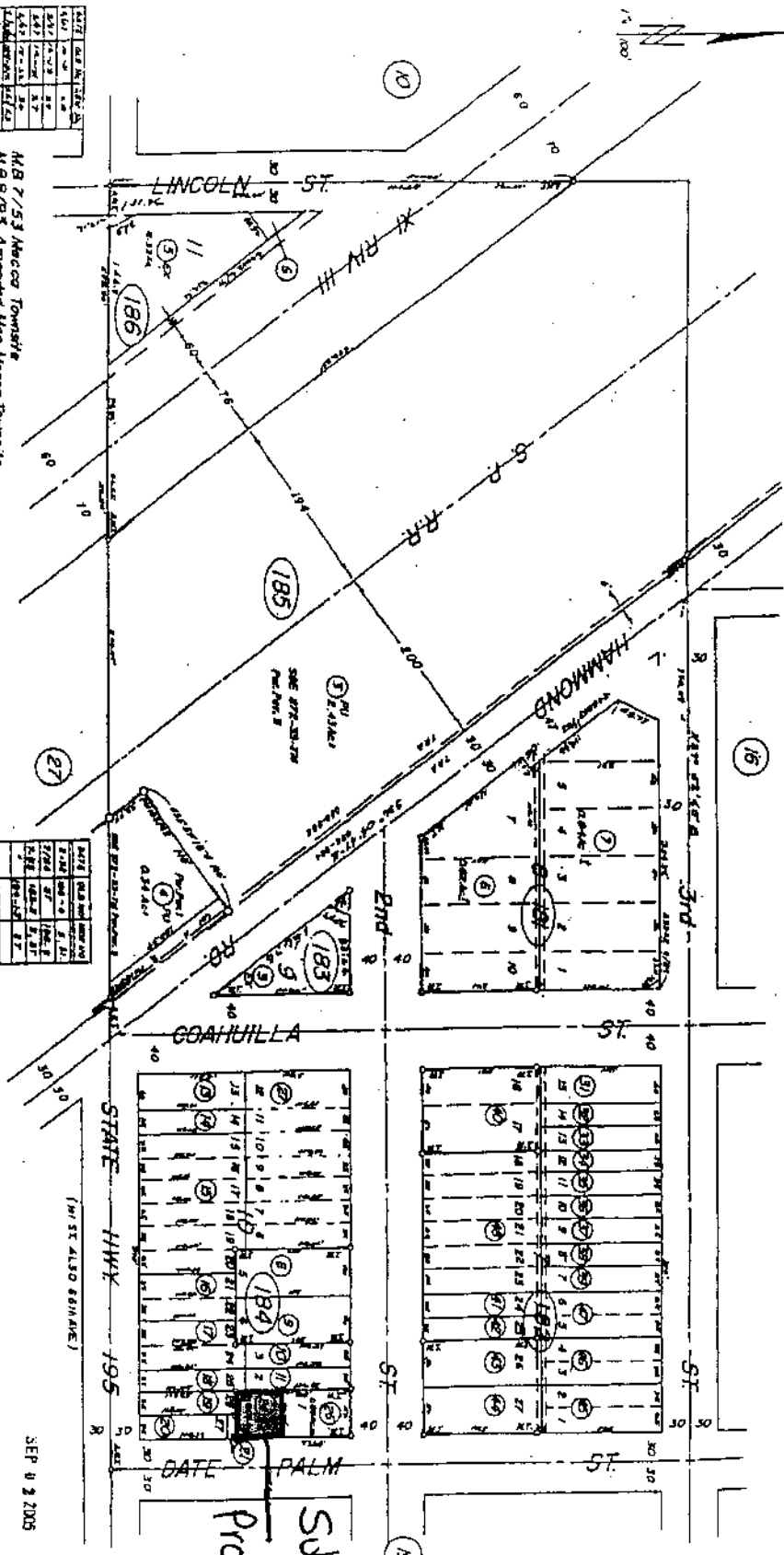
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 DATA: DON'T PLAN, STONE HWY XI-N11-111, M47 DO, RD, MAP 9 P-1-4, S2E 87-33-7E, PM, A1 2
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97	281	1.00	69,696
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100	284	1.00	69,696

ASSESSOR'S MAP 8K 727 95-18
 RIVERSIDE COUNTY, CALIF.

SEP 8 2005

(M/S ST ALSO SHOWN)



Subject Property