

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

*360*



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
June 21, 2007

**SUBJECT:** RDA Resolution No. 2007-025, Authorization to Purchase Real Property in the Desert Communities Project Area – APN 727-184-024 – 4<sup>th</sup> District

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

1. Adopt RDA Resolution No. 2007-025, 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 Agreement for the purchase of APN 727-184-024 between Teresa R. Paez and the Redevelopment Agency;
3. Allocate the sum of \$280,000 for the purchase of the real property, 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 execute and take all necessary steps to implement the Acquisition Agreement including signing subsequent, necessary related documents to complete this transaction.

(continued on page 2)

RZ:DL:TE:JP:AG:kw *(initials)*

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*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Executive Director

<b>FINANCIAL DATA</b>	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**

<b>SOURCE OF FUNDS:</b> Desert Communities Project Area – Redevelopment Capital Improvement Funds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE  
*Jennifer L. Sargent*  
BY: \_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

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

Prev. Agn. Ref.: 1/10/06, 4.1; 6/26/07      District: 4      Agenda Number:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

**4.5**

Reviewed by CIP TEAM  
 Departmental Concurrence  
 COUNTY COUNSEL  
 JUL 03 2007  
 BY: *Michelle Clark*

**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 Number 727-184-024 to purchase. 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 Notice of Intent to Purchase Real Property was approved by the Board of Directors on June 19, 2007.

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 costs associated with the acquisition of the subject parcel.

The following summarizes the costs necessary to purchase the subject property and the estimated relocation benefits entitled to 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>
<b>TOTAL</b>	<b>\$280,000</b>

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.'"



1 BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2007-025**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**  
4 **DESERT COMMUNITIES PROJECT AREA**  
5 **APN 727-184-024**  
6 **Fourth Supervisorial District**

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

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

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

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

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

25 **WHEREAS**, the Agency has, based on an independent fee appraisal report,  
26 negotiated a purchase price of \$95,000 for Assessor's Parcel Number 727-184-024.  
27 Said parcel consists of approximately 2,385 square feet, improved with an 1,107 square  
28 foot single family home, hereinafter referred to as "Property," more particularly  
described in Exhibit "A"; and

**WHEREAS**, the Agency must provide relocation assistance as required under

COUNTY COUNSEL

JUL 03 2007

BY [Signature]

1 the California Relocation Assistance Act of 1970; and

2 **WHEREAS**, the Agency's relocation consultant, Overland, Pacific and Cutler,  
3 Inc., "OPC", has estimated the relocation benefits to be approximately \$175,000 due to  
4 the purchase price differential which is the cost to replace the existing dwelling; and

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

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

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

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

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 July 17, 2007, as follows:

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

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

22 3. That the Chairman of the Board of Directors is hereby authorized to  
23 execute any and all documents necessary to purchase APN 727-184-024 from Teresa  
24 R. Paez.

25 4. That the Executive Director of the Redevelopment Agency or designee is  
26 hereby authorized to take the necessary actions and execute any related documents to  
27 complete this purchase.  
28

**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.