

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

590



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
July 6, 2007

**SUBJECT:** Adoption of RDA Resolution Number 2007-031, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APNs 727-184-010 and 727-184-011 – 4<sup>th</sup> Supervisorial District

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

1. Adopt RDA Resolution No. 2007-031, 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 parcels, identified as Assessor's Parcel Numbers 727-184-010 and 727-184-011.

(continued on Page 2)

*Deanna Lorson*

RZ:DL:TE:JP:AG:kw

Deanna Lorson, Managing Director, for Robin Zimpfer,  
Executive Director

S:\RealProperty\Real Property\DIST\07-4-172.fm11.doc

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 537,750	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**

Reviewed by  
CIP TEAM  
E. HANS

Departmental Concurrence

JUL 9 2007  
COUNTY COUNSEL

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

Prev. Agn. Ref.: 1/10/06, 4.1      District: 4      Agenda Number:

4.6

July 6, 2007

Page 2

**BACKGROUND** (continued):

Agency staff has successfully negotiated the acquisition of APNs 727-184-010 and 727-184-011 at the purchase price of \$159,000 for the single-family home from Jose Gonzalez and Belen Zuniga Gonzalez. 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 California Relocation Assistance 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 \$368,750 due to the purchase price differential which is the cost to replace the existing dwelling, and the relocation benefits for two tenants. An additional \$10,000 is requested to cover any miscellaneous costs associated with the acquisition of the needed parcel.

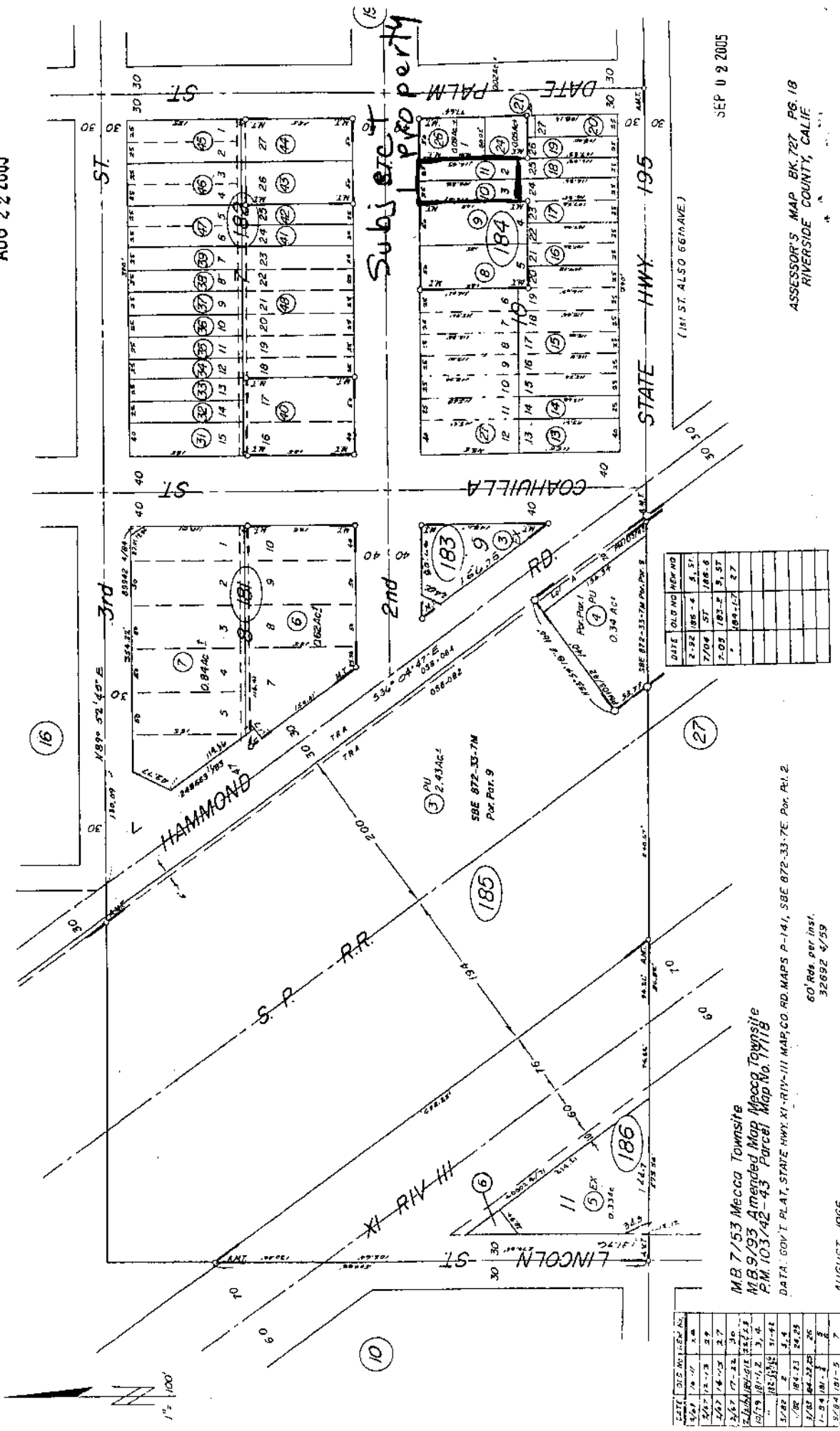
The following summarizes the costs necessary to purchase the subject property and the estimated relocation benefits for the displacees.

Estimated purchase price of real property (APNs 727-184-010 and 011)	\$159,000
Estimated Relocation Benefits	\$368,750
Miscellaneous Costs	\$ <u>10,000</u>
<b>TOTAL</b>	<b>\$537,750</b>

It is recommended that the Board of Directors adopt RDA Resolution No. 2007-031, 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...

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

AUG 22 2005



DATE	OLD NO	NEW NO
2-92	185-4	5, 51
7/106	51	185-4
7-03	183-2	31, 51
-	184-1, 2, 7	

DATE	OLD NO	NEW NO
3-97	18-17	2-8
2-01	12-173	2-8
2-01	18-128	2-7
3-97	17-22	2-8
10-19	181-1, 2	31, 4
-	182-1, 2, 3	31-42
3-98	2	3-9
1-08	181-23	24, 25
1-08	181-22	26
1-04	181-1	2
5/84	181-5	7

SEP 0 2 2005

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

MB 7/53 Mecca Township  
MB 9/93 Amended Map Mecca Township  
P.M. 103/42-45 Parcel Map No. 17118

DATA: GOV. I. PLAT, STATE HWY. XI-RIV-III MAP CO. RD. MAPS P-141, SBE 872-33-7E, Por. Pt. 2.

60' Rds. per inst.  
32692 4/59

AUGUST 1966

1 **BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

2 **RDA RESOLUTION NO. 2007- 031**  
3 **NOTICE OF INTENT TO PURCHASE REAL PROPERTY**  
4 **APNs 727-184-010 and 727-184-011**  
5 **IN THE DESERT COMMUNITIES PROJECT AREA**  
6 **Fourth Supervisorial District**

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

12 **WHEREAS**, On July 20, 1999, the Riverside County Board of Supervisors  
13 adopted Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan,"  
14 for the Desert Communities Project Area, hereinafter referred to as "Project Area," and

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

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

21 **WHEREAS**, the Agency has, based on an independent fee appraisal report,  
22 negotiated a purchase price of \$159,000 for Assessor's Parcel Numbers 727-184-010  
23 and 727-184-011, hereinafter the "Property," more particularly described as Lots 2 and  
24 3 in block 10, as shown by amended map of Mecca Townsite as shown by map on file  
25 in Book 9 Page 93 of maps, Records of Riverside County, California; and

26 **WHEREAS**, the Agency must provide relocation assistance as required under  
27 the California Relocation Assistance Act of 1970; and

28 **WHEREAS**, based on the Agency's contracted relocation company's report,  
relocation costs will be approximately \$368,750 due to the purchase price differential

1 and relocation benefits for two tenants; and

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

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

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

8 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the  
9 Agency understands and agrees to fully comply with the California Environmental  
10 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 2 and 3 in block 10, as shown by amended map of Mecca Townsite as shown by  
15 map on file in Book 9 Page 93 of maps, Records of Riverside County, California, is  
16 desired by Agency for redevelopment purposes and NOTICE IS HEREBY GIVEN that it  
17 is the intention of the Board of Directors to purchase said real property pursuant to the  
18 provisions of Section 33391 of the Health and Safety Code upon the following terms  
19 and conditions:

20 1. The nature of the Property, to be purchased consists of an approximately  
21 1,114 square foot single family home. The parcel is approximately 5,819 square feet,  
22 located in the unincorporated area of Mecca, County of Riverside, State of California.

23 2. The sellers of the Property are Jose Gonzalez and Belen Zuniga  
24 Gonzalez.

25 3. The negotiated purchase price of the Property is \$159,000 based on an  
26 independent fee appraisal report.

27 4. That the Agency's relocation consultant, Overland, Pacific and Cutler  
28 "OPC", has estimated the relocation benefits to be approximately \$368,750 due to the

