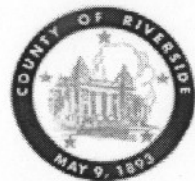


928



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

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
July 24, 2007

**SUBJECT:** RDA Resolution No. 2007-032, Authorization 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. 2007-032, 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 APNs 727-184-024 and 727-184-011 between Jose Gonzalez and Belen Zuniga Gonzalez, and the Redevelopment Agency;
3. Allocate the sum of \$537,750 for the purchase of the real property, relocation benefits and miscellaneous costs;

(Continued on page 2)

FORM APPROVED COUNTY COUNSEL  
DATE 8/7/07  
MICHELLE CLACK  
Departmental Concurrence

RZ:DL:TE:JP:AG:kw

S:\RealProperty\Real Property\DIST4\07-4-174.fm11.doc

*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

<b>FINANCIAL DATA</b>	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**

<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  
*Jennifer L. Sargent*  
BY: Jennifer L. Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

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

Prev. Agn. Ref.: 1/10/06, 4.1;  
7/17/07, 4.6  
District: 4  
Agenda Number:

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

4.1

July 24, 2007

Page 2

**RECOMMENDED MOTION** (continued):

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.

**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 727-184-010 and 727-184-011 to purchase. Agency staff has successfully negotiated the acquisition of the parcels 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 Notice of Intent to Purchase Real Property was approved by the Board of Directors on July 17, 2007.

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 relocation benefits for two tenants. 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 (APNs 727-184-010 and 727-184-011)	\$159,000
Estimated Relocation Benefits	\$368,750
Miscellaneous Costs	<u>\$ 10,000</u>
<b>TOTAL</b>	<b><u>\$537,750</u></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.'"

727-18

26-4

T. C. A. 058-082  
058-084

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

AUG 22 2005

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY

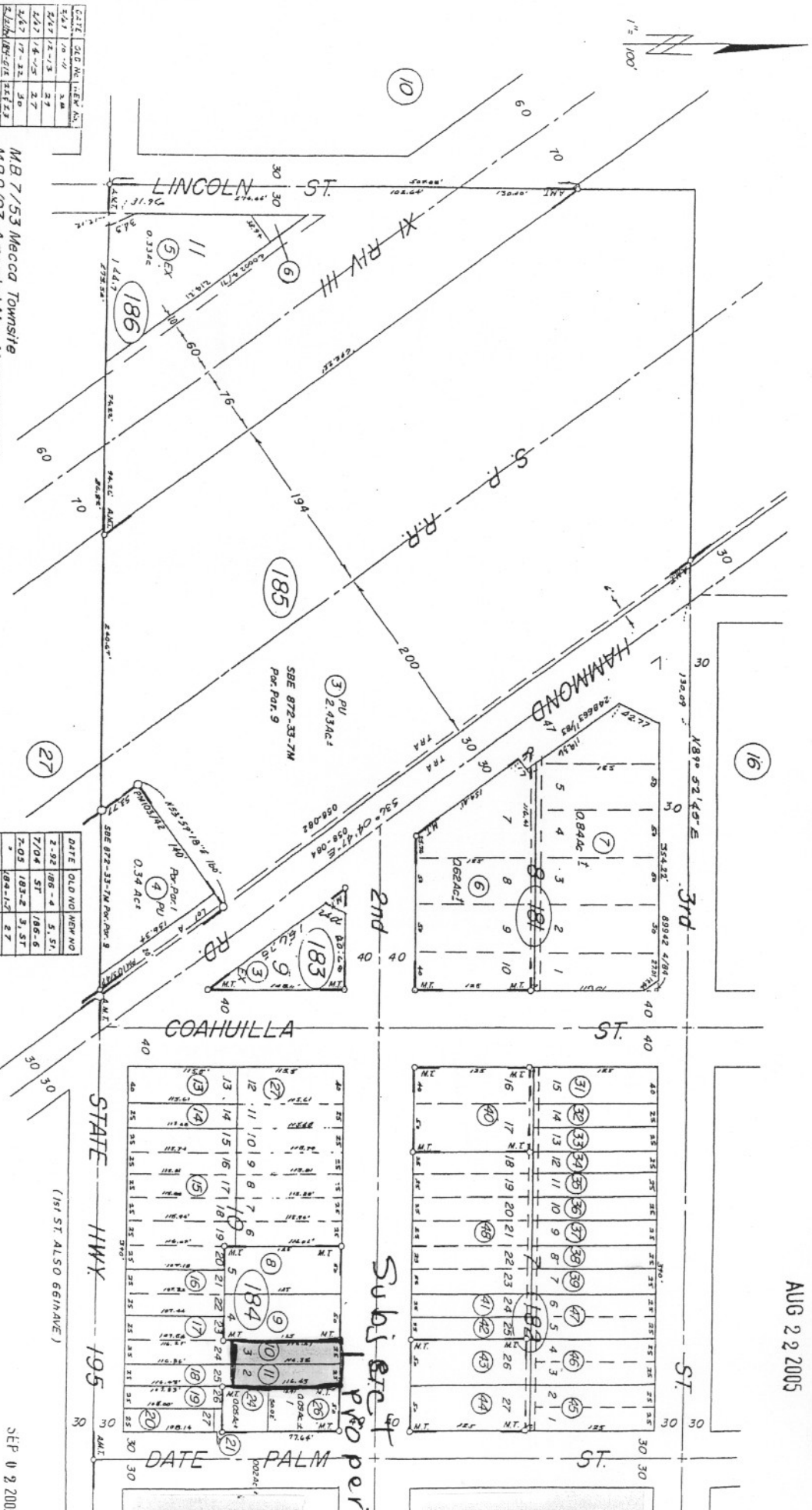
DATE	OLD NO	NEW NO
2-92	186-4	5, 5T
7-04	5T	186-6
7-05	183-2	3, 5T
	184-1, 2	2, 7

MB 7/53 Mecca Township  
MB 9/93 Amended Map Mecca Township  
P.M. 103742-43 Parcel Map No. 17118  
DATA: GOV'T PLAT, STATE HWY XI - R11-III MAP CO. RD. MAPS P-141, SBE 872-33-7E. Por. P. 2

60' Rds. per Inst.  
32692 4/59

DATE	OLD NO	NEW NO
2-92	186-4	5, 5T
7-04	5T	186-6
7-05	183-2	3, 5T
	184-1, 2	2, 7

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



SEP 02 2005

2 RDA RESOLUTION NO. 2007-032  
3 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE  
4 DESERT COMMUNITIES PROJECT AREA  
5 APNs 727-184-010 and 727-184-011  
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 \$159,000 for Assessor's Parcel Numbers 727-184-010  
27 and 727-184-011. Said parcel consists of approximately 5,819 square feet, improved  
28 with an 1,114 square foot single family home, hereinafter referred to as "Property," more  
particularly described as Lots 2 and 3 in Block 10, as shown by amended map of Mecca  
Townsite as shown by map on file in Book 9 Page 93 of maps, Records of Riverside

1 County, California; and

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

4 **WHEREAS**, the Agency's relocation consultant, Overland, Pacific and Cutler,  
5 Inc., "OPC", has estimated the relocation benefits to be approximately \$368,750 due to  
6 the purchase price differential which is the cost to replace the existing dwelling and  
7 relocation benefits for two tenants; and

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

10 **WHEREAS**, the Property is located in the Mecca Sub Area of the Project Area;  
11 and

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

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

18 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
19 the Redevelopment Agency for the County of Riverside, State of California, in regular  
20 session assembled on August 28, 2007, as follows:

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

23 2. That the Redevelopment Agency for the County of Riverside is authorized  
24 to purchase real property located in the unincorporated community of Mecca, County of  
25 Riverside.

26 3. That the Chairman of the Board of Directors is hereby authorized to  
27 execute any and all documents necessary to purchase APNs 727-184-010 and 727-  
28 184-011 from Jose Gonzalez and Belen Zuniga Gonzalez.

1 4. That the Executive Director of the Redevelopment Agency or designee is  
2 hereby authorized to take the necessary actions and execute any related documents to  
3 complete this purchase.

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FORM APPROVED  
COUNTY COUNSEL  
JUL 20 2007

*[Handwritten signature]*