

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

852



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
November 7, 2007

**SUBJECT:** Adoption of RDA Resolution Number 2007-064, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APNs 727-193-014 and 727-193-015 – 4<sup>th</sup> Supervisorial District

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

1. Adopt RDA Resolution No. 2007-064, 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 727-193-014 and 727-193-015.

(continued on Page 2)

Departmental Concurrence

*Robin Zimpfer*

RZ:DL:TE:JP:AG:kw

Robin Zimpfer  
Executive Director

S:\RealProperty\Real Property\District Projects\Dist 4\Mecca Fire Station\Project\Bautista\Form 11 NOI.doc

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	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 Capitol 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

By: *Jennifer L. Sargent*  
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
DATE 11/9/07  
BY MICHELLE CLACK

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

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

District: 4

Agenda Number:

4.2

**BACKGROUND** (continued):

Agency staff has successfully negotiated the acquisition of APNs 727-193-014 and 727-193-015 at the purchase price of \$398,000, which includes, but is not limited to, all relocation benefits, loss of rents, price differential and incidental costs, for the single-family home from Agustin Bautista and Isabel Bautista. 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., has estimated the relocation benefits to be approximately \$80,000 for the four tenants. An additional \$10,000 is requested to cover any miscellaneous costs associated with the acquisition of the needed parcels.

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 including relocation benefits for property owners of APNs 727-193-014 and 015:	\$398,000
Estimated Relocation Benefits for four tenants:	\$ 80,000
Miscellaneous Costs:	<u>\$ 10,000</u>
<b>TOTAL</b>	<b>\$488,000</b>

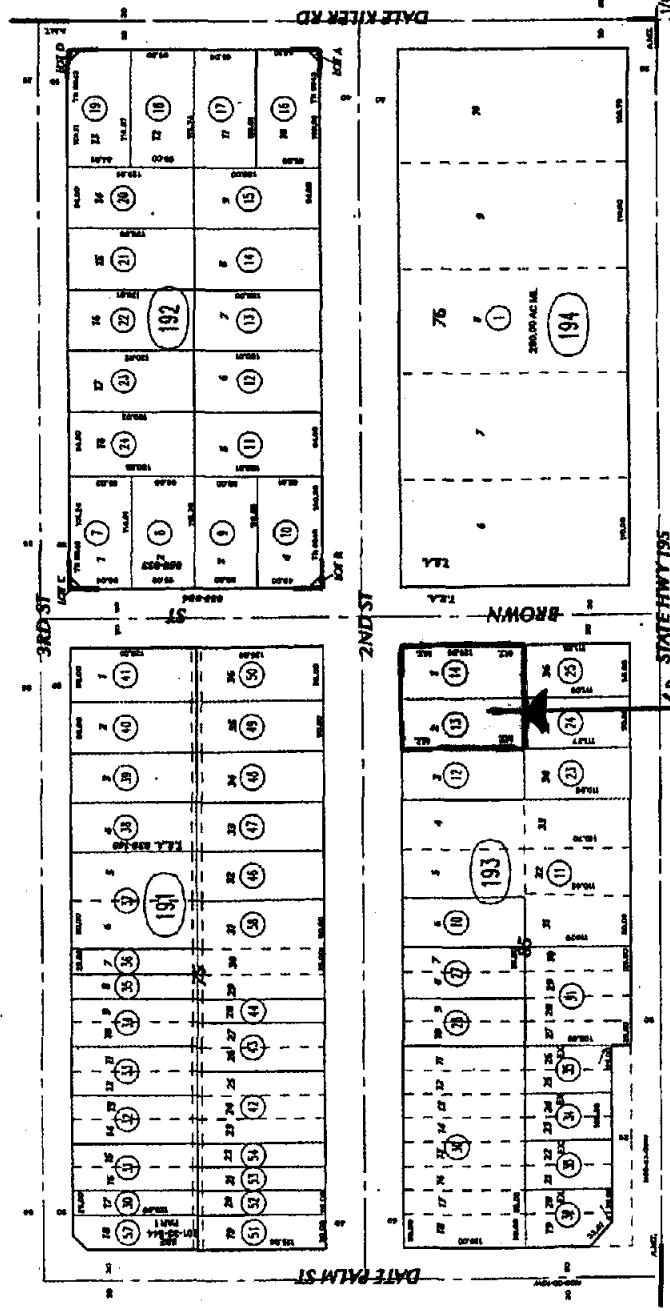
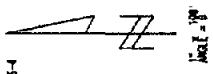
It is recommended that the Board of Directors adopt RDA Resolution No. 2007-064, giving notice of the Redevelopment Agency's intent to purchase the subject property.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE USER SHALL VERIFY THE INFORMATION WITH LOCAL OFFICIALS AND BUILDING DEPARTMENT.

POR. SW 8 T. 7S., R. 9E

T.R.A. 058-033  
 058-004  
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727-19  
 28-4



AUG 8 1 2004

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7/83 MESA TOWNSITE  
 9/83 AMENDED MAP MESA TOWNSITE  
 03/94-97 TRACT MAP NO. 8343

Aug 2004

Subject Property

DATE: 08/04/04 BY: [signature]

CJG

ASSESSOR'S MAP 727.19  
 Riverside County, Calif.

**RDA RESOLUTION NO. 2007- 064  
 NOTICE OF INTENT TO PURCHASE REAL PROPERTY  
 APNs 727-193-013 and 727-193-014  
 IN THE DESERT COMMUNITIES PROJECT AREA  
 Fourth Supervisorial District**

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

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

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

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

**WHEREAS**, Agency staff have, based on an independent fee appraisal report, negotiated a purchase price of \$398,000, which includes but is not limited to, all relocation benefits, loss of rents, price differential and any incidental costs for the property owners on Assessor's Parcel Numbers 727-193-013 and 727-193-014, hereinafter the "Property," more particularly described as Lots 1 and 2 in block 85 of the replat of Mecca Townsite, in the County of Riverside, State of California as per map recorded in Book 7 Page 53 of maps, Records of Riverside County; and

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

1       **WHEREAS**, based on the Agency's contracted relocation company's report,  
2 relocation costs will be approximately \$80,000 for the relocation of four tenants; and

3       **WHEREAS**, an additional amount of \$10,000 is needed to cover miscellaneous  
4 costs; and

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

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

9       **WHEREAS**, prior to using the Property for the purpose described in the Plan, the  
10 Agency shall fully comply with the California Environmental 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, Lots 1 and 2 in  
14 block 85 of the replat of Mecca Townsite, in the County of Riverside, State of California  
15 as per map recorded in Book 7 Page 53 of maps, Records of Riverside County, 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 a single family  
21 home, duplex, storage building and a trailer rental. The parcel is approximately 113,125  
22 square feet, located in the unincorporated area of Mecca, County of Riverside, State of  
23 California.

24       2.       The sellers of the Property are Agustin Bautista and Isabel Bautista.

25       3.       The negotiated purchase price of the Property is \$398,000, which includes  
26 but is not limited to, all relocation benefits, loss of rents, price differential and incidental  
27 costs.

28       4.       That the Agency's relocation consultant, Overland, Pacific and Cutler, has

1 estimated the relocation benefits to be approximately \$80,000 for the four tenants.

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

3 6. That the agreement to purchase the property shall be considered by the  
4 Board of Directors on December 18, 2007, in the meeting room of the Board of  
5 Directors, County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside,  
6 California, 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board  
7 permits.

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

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FORM APPROVED COUNTY COUNSEL  
  
MICHELLE CLACK 11/9/07  
DATE