

208



SUBMITTAL TO THE BOARD OF DIRECTORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: Economic Development Agency

SUBMITTAL DATE:
November 27, 2007

SUBJECT: County Resolution No. 2007-480, Notice of Intention to Adopt a Resolution of Necessity Regarding the Mecca Roundabout Project - APNs 727-161-018, 019, 020, 021, 024 and 727-165-040, Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2007-480, Notice of Intention to Adopt a Resolution of Necessity Regarding the Mecca Roundabout Project - APNs 727-161-018, 019, 020, 021, 024 and 727-165-040;
2. Set a public hearing for January 8, 2008 to hear comments from affected property owners; and
3. Authorize and direct the Clerk of the Board to give notice pursuant to Code of Civil Procedure Section 1245.235.

BACKGROUND: The community of Mecca and the County of Riverside have identified certain improvements that are needed in the Mecca Downtown Area. These improvements include specified road and sidewalk improvements as a priority for the highly pedestrian community. This notice concerns the acquisition of land for the construction of a roundabout entry for the primary entrance to Mecca located at 4th Street and Hammond Road. (Continued on Page 2)

Robin Zimpfer
Robin Zimpfer, Assistant County Executive Officer/EDA

RZ:DL:TE:JMP:AMG:bp
S:\RealProperty\Real Property\DIST4\07-4-212.condemnpkge.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	N/A
	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 Redevelopment Capital Improvement Funds (DCPA)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE
BY: *Jennifer L. Sargent*
County Executive Office Signature

EXECUTIVE OFFICE
COUNTY OF RIVERSIDE
07 NOV 29 PM 2:14

Dep't Recomm.:	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Consent
Per Exec. Ofc.:	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Consent

Prev. Agn. Ref.: **District:** 4 **Agenda Number:**

DEPUTY COUNTY COUNSEL RANK 1 COUNTY COUNSEL
BY: *Glenn R. Beloit* 11/29/07
DATE: 11/29/07
FORM APPROVED COUNTY COUNSEL

3.11

November 27, 2007

Page 2

BACKGROUND (continued):

The primary entry point to Mecca is distinguished by a railroad crossing and a disjointed intersection. This entry is used by community residents, agricultural businesses (trucking and equipment), and commercial truckers as part of a transportation corridor to Interstate 10. Tourists also travel this route to the Painted Canyons and Joshua Tree National Monument. For commercial truckers, Mecca is an integral connection point to Interstate 10 as both Highway 111 and Expressway 86 converge in this agricultural community. Peak traffic season coincides with the grape harvest which occurs from April through July.

Given the special constraints at this location a roundabout design was incorporated as part of the overall improvement plan as a method to correct the disjointed intersection, allow for smoother traffic flow and improved safety. Once improved, commercial truckers will be able to use a free right lane to head southwesterly on Hammond Road and turn left on Avenue 66 which eventually connects with Interstate 10 south. The northeast corner of Fourth Street will cul-de-sac to separate the residential uses from the traffic circle. The geometric design encourages a slowing of traffic so that the navigation of the circle will be conducted at a safe speed.

In order to develop and construct the proposed Mecca Roundabout Project, (the Project), it is necessary to acquire APNs 727-161-018, 019, 020, 021, 024 and 727-165-040, (the Subject Property), owned by Daniel August Damon and Jacqueline Damon, husband and wife as joint tenants. The Subject Property consists of a six-lot assemblage of commercially-zoned land totaling approximately 44,578 square feet, or 1.02 acres.

Agency Counsel has approved the item as to form and staff recommends that the Board schedule the matter for a Resolution of Necessity hearing.

In accordance with County procedures, and State Law, a "fair market value offer" was provided to the property owner. Subsequently, several meetings with the property owner have occurred. However, no settlement has been reached. Staff will continue negotiations in an effort to reach an acceptable mutual agreement with the property owner. Approval of County Resolution Number 2007-488, Authorization to Condemn, is scheduled to go before the Board of Directors on January 8, 2008, assuming this resolution is approved by the Board today.

2 COUNTY RESOLUTION NO. 2007-480
3 NOTICE OF INTENTION TO ADOPT A RESOLUTION OF NECESSITY REGARDING THE
4 MECCA ROUND-A-BOUT PROJECT—APNs 727-161-018, 019, 020, 021, 024, and 727-165-040

5 WHEREAS the parcels of real property that are the subject of this Notice (the “Subject
6 Properties”) are located entirely within the boundaries of the unincorporated County of Riverside,
7 California; are located in the vicinity of Hammond Road and 4th Street in the unincorporated area of
8 Riverside County known as Mecca; are presently designated as Riverside County Assessor’s Parcel
9 Nos. 727-161-018, 727-161-019, 727-161-020, 727-161-021, 727-161-024, and 727-165-040; and are
10 legally described and pictorially depicted on the documents attached hereto as Exhibits “A” and “B”
11 and incorporated herein by this reference

12 WHEREAS the proposed project that is the subject of this Notice (the “Proposed Project”) is the
13 use of the Subject Properties for a public road round-a-bout (and for other uses incidental thereto and
14 required thereby including, but not limited to, utility and drainage purposes, sidewalk purposes, and
15 landscaping purposes); and

16 WHEREAS the interests in property that are the subjects of this Notice (the “Subject Property
17 Interests”) are fee simple ownerships in and to the Subject Properties.

18 Now, therefore, BE IT RESOLVED AND ORDERED as follows by the Board of Supervisors of
19 Riverside County, State of California, in regular session assembled on December 11, 2007:

20 1. YOU ARE HEREBY NOTIFIED that this Board (at its public meeting on January 8, 2008 at
21 9:30 a.m. in the meeting room of the Board of Supervisors located on the 1st floor of the County
22 Administrative Center, 4080 Lemon Street, Riverside, California) may decide to adopt a Resolution Of
23 Necessity that would authorize the County of Riverside to acquire the Subject Property Interests by
24 eminent domain (and that would find and determine each of the following matters):

- 25 (a) That the public interest and necessity require the Proposed Project;
- 26 (b) That the Proposed Project is planned or located in the manner that will be most compatible
27 with the greatest public good and the least private injury;
- 28 (c) That the Subject Property Interests are necessary for the Proposed Project; and
- (d) That the offers required by Section 7267.2 of the Government Code have been made

EXHIBIT "A"

LOTS 7, 8 AND 11 IN BLOCK 3, AS SHOWN BY AMENDED MAP OF MECCA TOWNSITE, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE(S) 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

LOT 11 IS TOGETHER WITH THAT PORTION OF BELVEDERE STREET AS VACATED BY RESOLUTION 97-079 RECORDED MAY 20, 1997 AS INSTRUMENT/FILE NO. 176886 OF OFFICIAL RECORDS.

PARCEL A:

BLOCK 4, AS SHOWN BY THE AMENDED MAP OF MECCA TOWNSITE, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE(S) 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF BELVEDERE STREET AS VACATED BY RESOLUTION 97-079, RECORDED MAY 20, 1997 AS INSTRUMENT/FILE NO. 176886 OF OFFICIAL RECORDS.

PARCEL B:

LOTS 9, 10 IN BLOCK 3, AS SHOWN BY AMENDED MAP OF MECCA TOWNSITE, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE(S) 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

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PARCEL B:

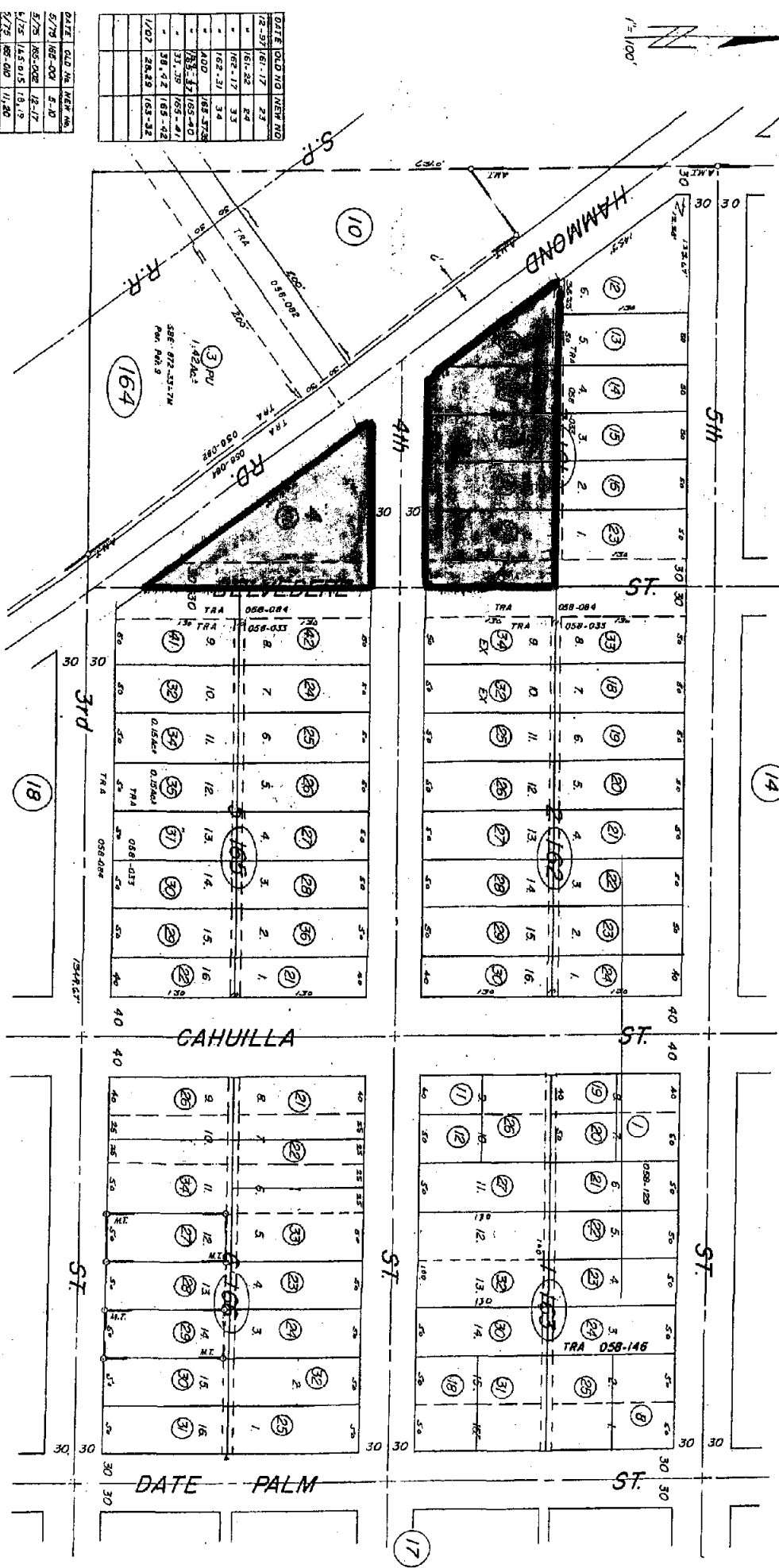
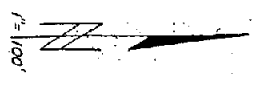
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727-16

T. C. A. 058-129
 058-018
 058-033
 058-082
 058-084
 058-146

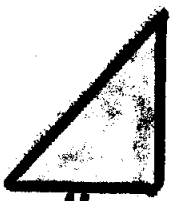
EXHIBIT 'B'

THIS MAP IS FOR
 ASSESSMENT PURPOSES ONLY
 JAN 30 2007



DATE	OLD MAP	NEW MAP
5/79	058-018	5-10
5/79	058-082	12-17
5/79	058-084	15-16
5/79	058-082	11, 20
5/79	058-082	17-23
5/79	058-082	19-31
5/79	058-082	21-31
5/79	058-082	22-36
5/79	058-082	27-32
5/79	058-082	25-32
5/79	058-082	31-32

MB 7/53 Mecca Townsite
 MB 9/93 Amended Map Mecca Townsite
 DATA: GOVT. PLAT. CO. RD. MAP-R141,
 REP 3558-11/18, SBE 872-33-76; PAR. PLAT. 1A2
 R 5/03/62
 AUGUST 1965



SUBJECT PROPERTY

ASSESSOR'S MAP BK. 727 PG. 16
 RIVERSIDE COUNTY, CALIF.