

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

389



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 3, 2007

SUBJECT: RDA Resolution No. 2007-065, Authorization to Purchase Real Property in the Desert Communities Project Area – APNs 727-193-013 and 727-193-014 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-065, 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 727-193-013 and 727-193-014 between Agustin Bautista and Isabel Bautista, and the Redevelopment Agency;
3. Allocate the sum of \$488,000 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)

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

RZ:DL:TE:JP:AG:kw

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 488,000	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

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

County Executive Office Signature

Departmental Concurrence
 DATE 12/10/07
 BY MICHELLE CLACK
 FORM APPROVED COUNTY COUNSEL
 Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 1/10/06, 4.1;
11/20/07, 4.2

District: 4 Agenda Number:
ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

4.1

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 727-193-013 and 727-193-014 to purchase. Agency staff has successfully negotiated the acquisition of the parcels 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, duplex, storage building and trailer rental 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 Notice of Intent to Purchase Real Property was approved by the Board of Directors on November 20, 2007.

The Agency's contracted relocation company, Overland Pacific and Cutler, Inc., known as "OPC," 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 subject 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 727-193-013 and 727-193-014	\$398,000
Estimated Relocation Benefits for four tenants	\$ 80,000
Miscellaneous Costs	<u>\$ 10,000</u>
TOTAL	\$488,000

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.'"

This map is not a survey. It's merely a convenience to juxtapose the land to adjoining streets and other lands and not to guarantee any dimension, bearings, or acreage.

727-19
21-4

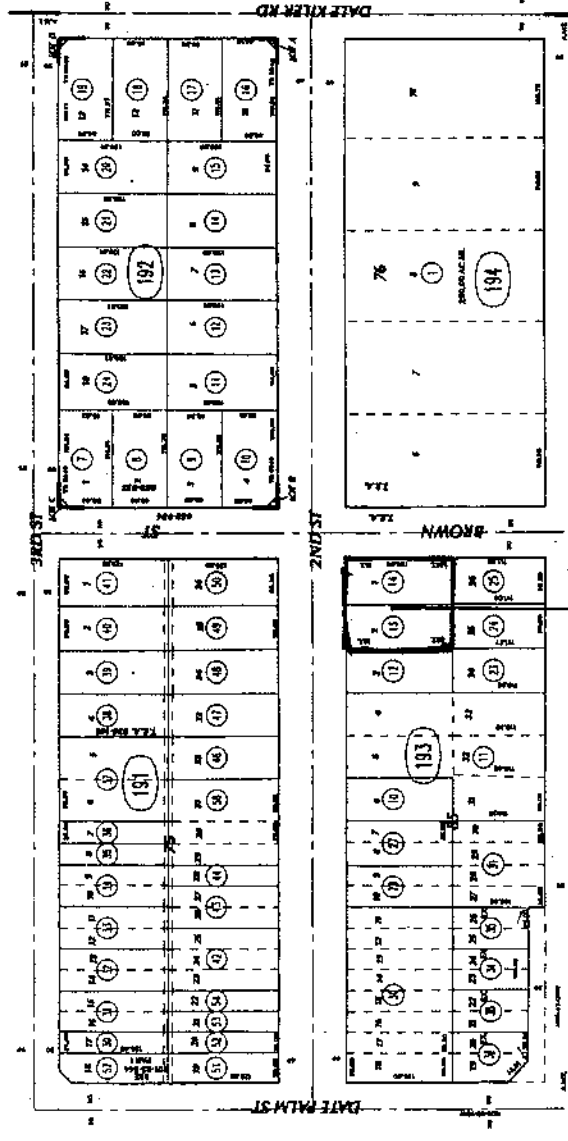
I.R.A. 038-035
058-034
038-140

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

THIS MAP WAS PREPARED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEYS. IT IS A LIABILITY MAP AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION THEREON. IT IS NOT TO BE USED FOR TITLE PURPOSES.

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7/31 MECCA TOWNSITE
8/13 AMERSON MAP MECCA TOWNSITE
8/27/04-17 TRACT MAP NO. 0343

Subject Property

DATE PALM ST

ASSessor's MAP 80727 PG. 18
Riverside County, Calif.

CJR

2 **RDA RESOLUTION NO. 2007- 065**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**
4 **DESERT COMMUNITIES PROJECT AREA**
5 **APNs 727-193-013 and 727-193-014**
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 \$398,000 which includes but is not limited to, all
27 relocation benefits, loss of rents, price differential and any incidental costs for the
28 property owners on Assessor's Parcel Numbers 727-193-013 and 727-193-014, which
consists of approximately 13,125 square feet, improved with a single family home,
duplex, storage building and trailer rental hereinafter referred to as "Property," more

1 particularly described as Lots 1 and 2 in Block 85 of the replat of Mecca Townsite, in the
2 County of Riverside, State of California as per map recorded in Book 7 Page 53 of
3 maps, Records of Riverside County; and

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

6 **WHEREAS**, the Agency's relocation consultant, Overland, Pacific and Cutler,
7 Inc., "OPC", has estimated the relocation benefits to be approximately \$80,000
8 relocation benefits for four tenants; and

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

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

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

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

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

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

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

27 3. That the Chairman of the Board of Directors is hereby authorized to
28 execute any and all documents necessary to purchase APNs 727-193-013 and 727-

1 193-014 from Agustin Bautista and Isabel Bautista.

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

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FORM APPROVED COUNTY COUNSEL

 12/16/07
MICHELLE CLACK DATE