

134



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
October 22, 2008

SUBJECT: Adoption of RDA Resolution No. 2008-081, Authorization to Purchase Real Property in the Unincorporated Community of Mecca in the County of Riverside, APNs 727-161-018, 019, 020, 021, 024, and 727-165-040 – Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Find that the Mecca Downtown Street Revitalization Project is exempt from CEQA pursuant to CEQA Guidelines Sections 21087, 15061(b)(3), 15301(c), 15302 and 15304;
2. Approve the Mecca Downtown Street Revitalization Project;
3. Adopt RDA Resolution No. 2008-081, authorizing the purchase of real property in the unincorporated community of Mecca in the County of Riverside, commonly known as APNs 727-161-018, 019, 020, 021, 024 and 727-165-040 and making certain findings required by Health and Safety Code Section 33445;
4. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement for the purchase of APNs 727-161-018, 019, 020, 021, 024, and 727-165-040 between Daniel August Damon and Jacqueline Damon and the Redevelopment Agency;
5. Authorize the allocation of \$495,000 plus escrow fees from the Redevelopment Agency Capital Improvement Funds – DCPA for the acquisition of APNs 727-161-018, 019, 020, 021, 024, and 727-165-040; and

(continued on Page 2)

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 10/21/08

RZ:DL:TE:JP:AG:HC

S:\RealProperty\Real Property\District Projects\Dist 4\Mecca Round-About\Project\RDAR
Revised F11-10-23-08 CoCo.doc

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 495,000 plus escrow fees	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2008/2009

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

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 type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 1/8/08 #9.9

District: 4

Agenda Number:

4.2

RECOMMENDED MOTION (continued):

6. 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: 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 (the "Mecca Downtown Street Revitalization Project") that are a priority for the highly pedestrian community. The project includes 33,315 linear feet of street repair or reconstruction, sidewalk repair and construction within right of way boundaries, construction of new curb and gutter, landscaping of parkways, roundabout entry, streets light repair. As such, these activities consist of reconstruction of existing public facilities within a built-up and urbanized area that conform substantially to current size, purpose and capacity. Standard measures will address any construction-related effects as are applied to all projects of this type.

Resolution 2008-081 authorizes the Redevelopment Agency to acquire land for the construction of the proposed Mecca Roundabout, which is included within the Mecca Downtown Street Revitalization project. 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 proposed road and public improvement roundabout design should be incorporated as part of the overall improvement plan. This could be a method to correct the disjointed intersection which would 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, it is necessary to acquire APNs 727-161-018, 019, 020, 021, 024 and 727-165-040, owned by Daniel August Damon and Jacqueline Damon, who acquired title as 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 adopt RDA Resolution 2008-081, authorizing the purchase of APNs 727-161-018, 019, 020, 021, 024 and 727-165-040, and the allocation of needed funds, \$495,000 plus escrow fees, for the purchase using Desert Communities Redevelopment Capital Improvement Funds (DCPA).

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 reasonable effort to acquire expeditiously real property by negotiation.' "

EXHIBIT "A"
LEGAL DESCRIPTIONS

APNS: 727-161-018, 019, 020, 021, 024 and 727-165-040

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 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 1997-079 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 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF BELVEDERE STREET VACATED BY RESOLUTION 1997-079, 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 RIVESIDE COUNTY AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF RIVERSIDE COUNTY, CALIFORNIA.

2 RDA RESOLUTION NO. 2008-081
3 AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE
4 UNINCORPORATED COMMUNITY OF MECCA IN THE COUNTY OF RIVERSIDE
(Fourth Supervisorial District)

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

10 WHEREAS, On July 20, 1999, the Riverside Board of Supervisors adopted
11 Ordinance No. 795 approving the redevelopment plan ("Plan") for the Desert
12 Communities Project Area ("Project Area"), amending and merging several previously
13 established redevelopment project areas; and

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

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

20 WHEREAS, the Agency has, based on an independent fee appraisal report,
21 negotiated a purchase price of \$495,000 for real property identified as Assessor's
22 Parcel Numbers 727-161-018, 019, 020, 021, 024 and 727-165-040, ("Property") more
23 particularly described in Exhibit "A," attached hereto and incorporated herein by
24 reference; and

25 WHEREAS, the Mecca Sub-Area is located within the Desert Communities
26 Project Area ("Sub-Area"); and

27 WHEREAS, the Property is located within the Sub-Area; and

28 WHEREAS, the Agency intends to construct the Mecca Roundabout on the

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE: 10/23/08

1 Property, which includes repair to existing streets and sidewalks, repair to existing
2 lights, construction of new curbs and gutters and the installation of landscaping
3 ("Roundabout"); and

4 **WHEREAS**, the Roundabout will assist in implementing the Sub-Area's
5 redevelopment plan ("Plan") and will benefit the Sub-Area and the unincorporated
6 community of Mecca because it will help eliminate physical blighting conditions within
7 the Sub-Area; and

8 **WHEREAS**, there are no other reasonable means of financing available to the
9 community for the acquisition of the Property; and

10 **WHEREAS**, the Roundabout will assist in eliminating physical blighting
11 conditions with the Sub-Area by providing a safer environment; and

12 **WHEREAS**, the purchase of the Property for the construction of the Roundabout
13 is consistent with the implementation plan for that Sub-Area; and

14 **WHEREAS**, the Roundabout is included within the Mecca Downtown Street
15 Revitalization Project ("Project") and was adequately studied in the environmental
16 assessment for the Project; and

17 **WHEREAS**, the Project is exempt from the California Environmental Quality Act
18 ("CEQA") pursuant to Sections 21087, 15061(b) (3), 15301(c), 15302 and 15304 of the
19 CEQA Guidelines.

20 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
21 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
22 California, in regular session assembled on November 4, 2008, as follows:

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

25 2. That the Redevelopment Agency for the County of Riverside is authorized
26 to purchase real property identified as Assessor's Parcel Numbers 727-161-018, 019,
27 020, 021, 024 and 727-165-040, more particularly described in Exhibit "A."

28 3. That the purchase price for the real property is \$495,000.

1 4. That the Chairman of the Board of Directors is hereby authorized to
2 execute any and all documents necessary to purchase (including the Federal Internal
3 Revenue Tax Form 8283) the real property from Daniel August Damon & Jacqueline
4 Damon.

5 5. That the Executive Director of the Redevelopment Agency or designee is
6 hereby authorized to execute subsequent, and relevant necessary documents
7 necessary to complete this transaction.

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