

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

3326



FROM: Redevelopment Agency

SUBMITTAL DATE:
November 10, 2008

SUBJECT: Adoption of RDA Resolution No. 2008-087 Authorization to Purchase Real Property in the Unincorporated Community of Mecca from a Portion of APN 727-212-001 Fourth District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-087, authorizing the purchase of real property located within the unincorporated community of Mecca from a portion of APN 727-212-001 between the Redevelopment Agency and Jose L. Mendez, Jessica Sanchez Mendez and Zaul Barajas Mendez;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement pertaining to this purchase from a portion of APN 727-212-001;
3. Authorize the allocation of \$307,850 for the purchase of real property, relocation benefits and miscellaneous costs; and
4. Authorize the Executive Director of the Redevelopment Agency or designee to take all necessary steps to implement the Acquisition Agreement including signing subsequent and necessary related documents to complete this transaction..

(continued on Page 2)

Reviewed by
COUNCIL TEAM

Department of
Christopher Hans

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/17/08

RZ:DL:TE:JP:AG:kw

S:\RealProperty\Real Property\District Projects\Dist 4\Mecca Street Improvement\Project\Mendez-Sanchez\Mendez form II 11-4-08 AMG-kw.doc

Robin Zimpfer
Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 307,850 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 Project Area-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*
Jennifer L. Sargent

County Executive Office Signature

Policy Policy

Consent Consent

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

Prev. Agn. Ref.: 11/4/08 4.2

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

4.2

BACKGROUND (continued): 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 and street lights 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.

Resolution 2008-087 authorizes the Redevelopment Agency to acquire land from a portion of APN 727-212-001 for the reconstruction and realignment of Avenue 66 and Dale Kiler Road, which is included within the Mecca Downtown Street Revitalization project. This proposed acquisition from a portion of APN 727-212-001 consists of approximately 1,546 square feet which is currently the site of a two-unit apartment building. Said apartment building is tenant occupied, and the Agency will provide relocation assistance and benefits pursuant to the California Relocation Assistance Act of 1970.

The acquisition of the property for the reconstruction and realignment of Avenue 66 and Dale Kiler Road, which will include demolishing the existing duplex on the Property, repairing and constructing sidewalks, constructing new curbs and gutter, installing landscaping and appropriate signage is exempt from the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(3), 15301(c), 15301(l), 15302 and 15304 of the CEQA Guidelines.

Agency Counsel has approved the item as to form, and staff recommends that the Board adopt RDA Resolution 2008-087, authorizing the purchase from a portion of APN 727-212-001 and the allocation of needed funds, \$307,850 plus escrow fees, for the purchase using Desert Communities Redevelopment Capital Improvement Funds (DCPA).

Agency staff has estimated the relocation benefits to be approximately \$110,000 for the displacees. An additional \$20,000 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 entitled to the displacees.

Purchase price of Real Property, a portion of APN: 727-212-001	\$177,822
Estimated relocation Benefits	\$110,000
Miscellaneous Costs	<u>\$ 20,028</u>
TOTAL	\$307,850

2 **RDA RESOLUTION NO. 2008-087**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED**
4 **COMMUNITY OF MECCA – PORTION OF 727-212-001**
5 **(Fourth Supervisorial District)**

6 **WHEREAS**, the Redevelopment Agency for the County of Riverside, ("Agency")
7 is a Redevelopment Agency duly created, established and authorized to transact
8 business and exercise its powers, all under and pursuant to the provisions of the
9 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
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 for the Desert Communities
12 Project Area ("Project Area"), amending and merging several previously established
13 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 Area 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 \$177,822 for real property identified as a portion from
22 Assessor's Parcel Number 727-212-001 ("Property") more particularly described in
23 Exhibit "A," and Exhibit "B" attached hereto and incorporated herein by reference; and

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

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

27 **WHEREAS**, the Agency intends to acquire the Property for the reconstruction
28 and realignment of Avenue 66 and Dale Kiler Road, which will include demolishing an

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK DATE: 11/12/08

1 existing duplex on the Property, repairing and constructing sidewalks, constructing new
2 curbs and gutter, installing landscaping and appropriate signage ("Project"); and

3 **WHEREAS**, the Project is part of the Mecca Downtown Street Revitalization;
4 and,

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

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

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

13 **WHEREAS**, the acquisition of the Property for the construction of the Project is
14 consistent with the implementation plan for that Sub-Area; and

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

18 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
19 Board of Directors of the Redevelopment Agency for the County of Riverside, State of
20 California, in regular session assembled on November 25, 2008, 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 identified as a portion from Assessor's Parcel Numbers 727-
25 212-001, more particularly described in Exhibit "A" and Exhibit "B."

26 3. That Agency is requesting a total of \$307,850 for the purchase of real
27 property, relocation benefits and miscellaneous costs.

28 4. That the Chairman of the Board of Directors is hereby authorized to

1 execute any and all documents necessary to complete this transaction from Jose L.
2 Mendez, Jessica Sanchez Mendez and Zaul Barajas Mendez.

3 5. That the Executive Director of the Redevelopment Agency or designee is
4 hereby authorized to take all necessary steps to implement the acquisition agreement
5 including subsequent and necessary to complete this transaction.

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EXHIBIT "A"
LEGAL DESCRIPTION
MECCA STREETS
PUBLIC ROAD AND UTILITY EASEMENT

THENCE SOUTH 89°45'37" EAST 30.00 FEET LEAVING SAID CENTERLINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID DALE KILER ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°09'50" EAST 32.97 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID DALE KILER ROAD;

THENCE SOUTH 43°34'40" EAST 33.22 FEET A POINT ON A LINE LYING PARALLEL WITH AND 9.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY RIGHT OF WAY LINE OF 66TH AVENUE, 30.00 FEET HALF WIDTH, AS DESCRIBED BY DEED RECORDED APRIL 17, 1959 AS INSTRUMENT NO. 32692, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°45'37" EAST 113.11 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTH 00°09'50" WEST 9.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 66TH AVENUE;

THENCE NORTH 89°45'37" WEST 136.08 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 1,500 SQUARE FEET, MORE OR LESS.

SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE BEING MADE A PART HEREOF.

Prepared under the supervision of:

Angela Dorf Date: 11/16/08

Angela E. Dorf, P.L.S. #8010
Expires 12/31/08
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(760) 346-9844

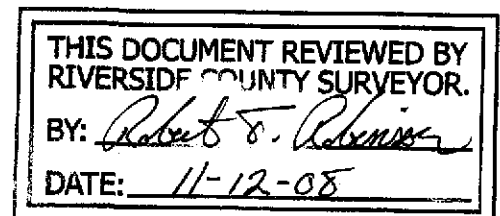
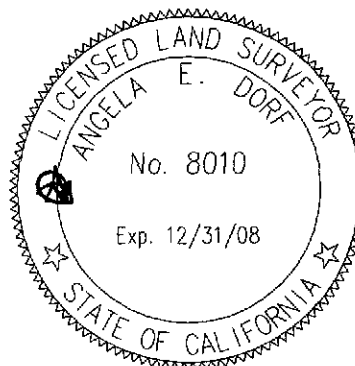
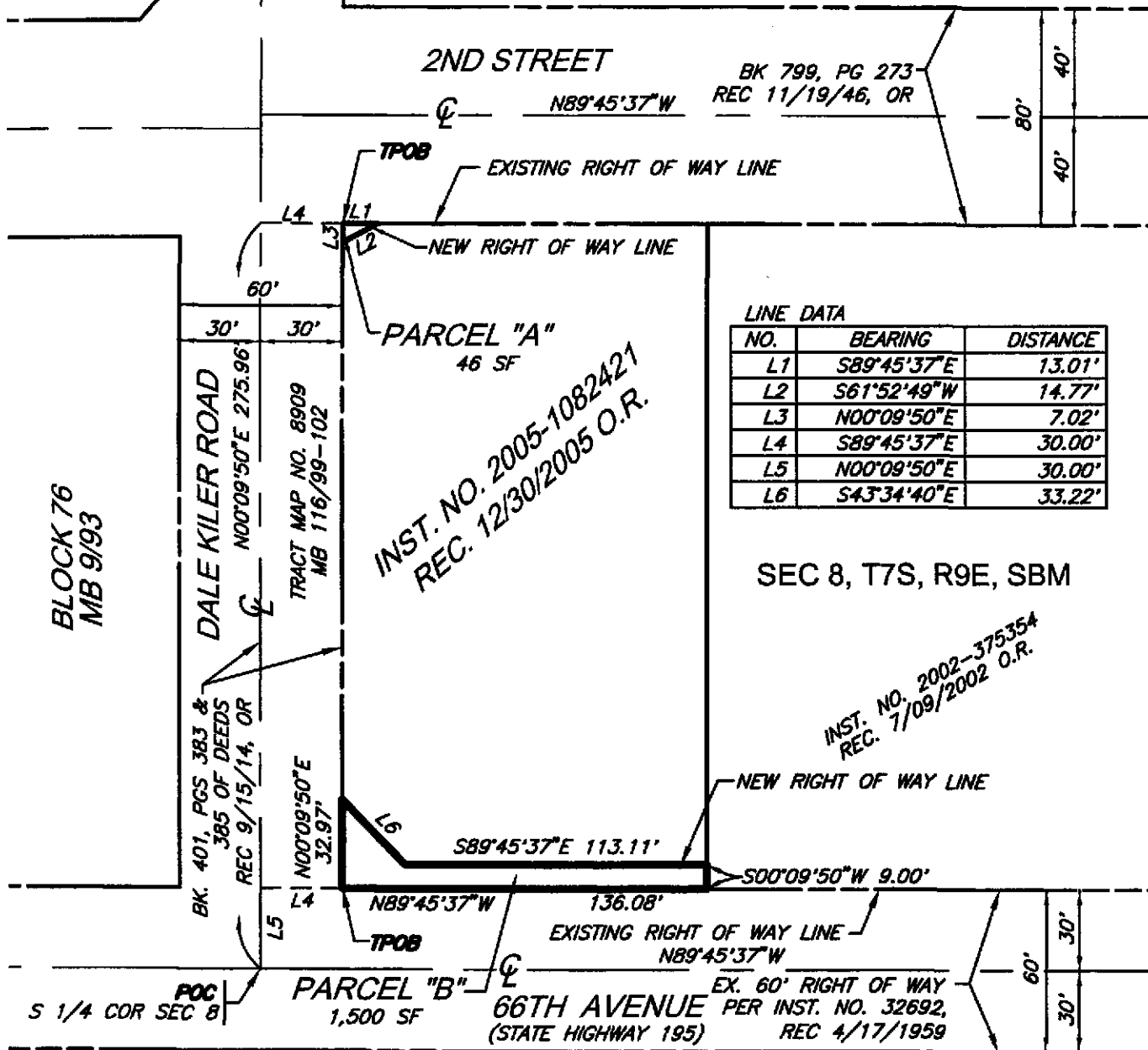


EXHIBIT "B"

PLAT

MECCA STREETS

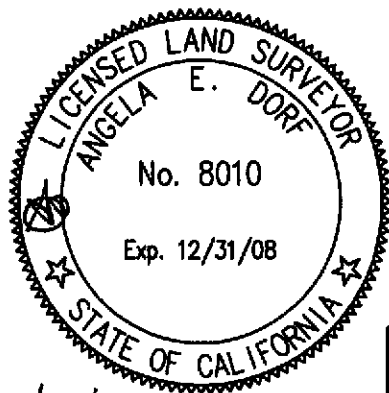
PUBLIC ROAD AND UTILITY EASEMENT



SCALE: 1" = 60'

PREPARED UNDER THE SUPERVISION OF:

Angela E. Dorf
 ANGELA E. DORF, PLS 8010



11/10/08
 DATE

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.

BY: *Robert J. Robinson*

DATE: 11-12-08

SHEET 1 OF 1



Stantec

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