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

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
December 11, 2008

**SUBJECT:** RDA Resolution No. 2009-001 Authorization to Purchase Real Property in the Unincorporated Community of Mecca, APN 727-184-016 - 4<sup>th</sup> District

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

1. Adopt RDA Resolution No. 2009-001, Authorization to Purchase Real Property in the Unincorporated Community of Mecca, APN 727-184-006 between the Redevelopment Agency and Florema Lopez Lerma;
2. Approve and authorize the Chairman of the Board to execute the Acquisition Agreement pertaining to the purchase of APN 727-184-016;
3. Allocate the sum of \$120,000 for the purchase of real property 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.

**BACKGROUND:** (on Page 2)

RZ:DL:TE:JP:AG:kw

*Robin Zimpfer*  
Robin Zimpfer  
Executive Director

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<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 120,000 plus escrow fees	<b>In Current Year Budget:</b>	YES
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	NO
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	2008-2009

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO**

<b>SOURCE OF FUNDS:</b> Desert Communities Project Area-Redevelopment Capital 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 12/11/08  
MICHELLE CLACK

Reviewed by  
CIP TEAM  
Serena Chien

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

**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 Number 727-184-016 to purchase. This parcel is one of the remaining seven parcels needed to construct the proposed Mecca Senior/Community Center. Agency staff is currently negotiating with the legal property owners of records for the remaining six parcels. The Agency's offer 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 to all eligible displacees as required pursuant to the California Relocation Assistance Act of 1970.

The total amount of \$120,000 is requested for the purchase of APN 727-184-016 and for miscellaneous costs associated with the acquisition of the needed parcel.

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.' "



2 **RDA RESOLUTION NO. 2009-001**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE**  
4 **UNINCORPORATED COMMUNITY OF MECCA**  
5 **APN 727-184-016**  
6 **(4<sup>th</sup> Supervisorial District)**

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

12 **WHEREAS**, on July 20, 1999, the Riverside County Board of Supervisors  
13 adopted Ordinance No. 795 amending and merging several project area and approving  
14 the redevelopment plan for the Desert Communities Project Area, ("Project Area"); and

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

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

21 **WHEREAS**, based on an independent fee appraisal report Agency has made an  
22 offer to the legal owner of record of Assessor's Parcel Number 727-184-016, the  
23 ("Property"), more particularly described as Lots 21 and 22 in Block 10, in the County of  
24 Riverside, State of California, as shown by amended Map of Mecca Townsite on file in  
25 Book 9 Page 93 of Maps, Riverside County Records, for the amount of \$100,000; and

26 **WHEREAS**, Agency is required to provide relocation benefits and assistance to  
27 all qualified tenants located on the Property as required under the California Relocation  
28 Assistance Act of 1970; and

**WHEREAS**, the Agency is requesting an additional amount of \$20,000 to cover  
any miscellaneous costs; and

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 12/3/08

1           **WHEREAS**, the Mecca Sub-Area is located within the Desert Communities  
2 Redevelopment Project Area, ("Sub-Area"); and

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

4           **WHEREAS**, the Agency is purchasing Property for redevelopment purposes, that  
5 will assist in implementing the Sub-Area's Redevelopment Plan the ("Plan") and assist  
6 in eliminating physical blighting conditions within Sub-Area; and

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

10           **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
11 the Redevelopment Agency for the County of Riverside, State of California, in regular  
12 session assembled on January 13, 2009, as follows:

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

15           2.       That the Redevelopment Agency for the County of Riverside is authorized  
16 to purchase the Property identified as Assessor's Parcel Number 727-184-016.

17           3.       That the purchase price for the Property is \$100,000.

18           4.       That an additional \$20,000 is needed to cover any miscellaneous costs.

19           5.       That the Chairman of the Board of Directors is hereby authorized to  
20 execute any and all documents necessary to purchase the Property.

21           6.       That the Executive Director of the Redevelopment Agency or designee is  
22 hereby authorized to take the necessary actions and execute any related documents to  
23 complete this purchase.

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