

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

235 C



FROM: Economic Development Agency

SUBMITTAL DATE:

September 16, 2010

SUBJECT: County Resolution No. 2010-249 - Consent to the Payments by the Redevelopment Agency for the County of Riverside for the Purchase of Real Property in the Unincorporated Community of Mecca - 4th District

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt County Resolution No. 2010-249, consenting to the payments for the purchase from a portion of APN 727-141-001, by the Redevelopment Agency for the County of Riverside and making certain findings required by the Health and Safety Code Section 33445; and
2. Consent to the payments by the Redevelopment Agency for the County of Riverside for the costs associated with the construction of the project.

BACKGROUND: (Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: N/A	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

Reviewed by
 CIP/EAM
 Christopher Hans
 DATE: 9-8-10
 Concurrent
 ANITA C. WILLIS
 FORM APPROVED COUNTY COUNSEL
 BY:

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

Prev. Agn. Ref.: N/A

District: 4

Agency Number

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.33

Economic Development Agency

County Resolution No. 2010-249 - Consent to the Payments by the Redevelopment Agency for the County of Riverside for the Purchase of Real Property in the Unincorporated Community of Mecca - 4th District

September 16, 2010

Page 2

BACKGROUND:

The community of Mecca and the County of Riverside has 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.

County Resolution No. 2010-249, consents the payments by the Redevelopment Agency for the County of Riverside to acquire land from a portion of APN 727-141-001, for the reconstruction and realignment of Lincoln Street, which is included within the Mecca Downtown Street Revitalization Project. This proposed acquisition from a portion of APN 727-141-001, consists of approximately 9,146 square feet which is improved with landscaping improvements.

County Counsel has approved the item as to form, and staff recommends that the Board of Supervisors adopt County Resolution No. 2010-249, Consent to the Payments by the Redevelopment Agency for the County of Riverside for the Purchase of Real Property in the Unincorporated Community of Mecca from a portion of Assessor's Parcel Number 727-141-001, using Desert Communities Redevelopment Capital Improvement Funds (DCPA).

Notice of publication to satisfy California Government Code Section 6063 has been completed on August 25, September 1, and 8, 2010.

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2 COUNTY RESOLUTION NO. 2010-249
3 CONSENT TO THE PAYMENTS BY THE REDEVELOPMENT AGENCY FOR THE
4 COUNTY OF RIVERSIDE FOR THE PURCHASE OF REAL PROPERTY IN THE
UNINCORPORATED COMMUNITY OF MECCA FROM A PORTION OF
ASSESSOR'S PARCEL NUMBER 727-141-001- 4TH DISTRICT

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

10 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment
11 plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert
12 Communities and the I-215 Corridor, ("Project Areas") and

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

16 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
17 Section 33445 of the Health and Safety Code, the Agency may purchase land and
18 provide payment for the construction of public improvements; and

19 **WHEREAS**, the Agency intends to purchase real property within the Mecca Sub-
20 Area of the Mecca Redevelopment Project Area ("Property"); and

21 **WHEREAS**, the Agency intends to use the Property for the reconstruction and
22 the realignment of Lincoln Street which is part of the Mecca Downtown Street
23 Revitalization Project (the "Project"); and

24 **WHEREAS**, the Board of Supervisors has duly considered all conditions of the
25 proposed payment for the acquisition of the Property and believes that the payment by
26 the Agency of all or part of the cost of the land are in the best interest of the County and
27 health, safety, and welfares of its residents; and

28 **WHEREAS**, the Project will assist in implementing the Mecca Sub-Area's

FORM APPROVED COUNTY COUNSEL
BY: *Mit C. Dele*
ANITA Q. WILLIS

DATE

1 redevelopment plan ("Plan") and will benefit the Mecca Sub-Area and the
2 Unincorporated community of Mecca by helping eliminate blight within the Mecca Sub-
3 Area by expanding Lincoln Street to improve traffic and a safer environment; and

4 **WHEREAS**, there are no other reasonable means of financing the cost of the
5 Project are available to the community due to the fact that the current economic crisis
6 has substantially reduced the communities revenue to fund the Project; and

7 **WHEREAS**, the payments of funds for the construction and cost of the Project is
8 consistent with the Implementation Plan for the Mecca Sub-Area and is necessary to
9 effectuate the purpose of the Mecca Sub-Area's Redevelopment Plan due to the fact
10 the plan calls for street improvements; and

11 **WHEREAS**, on November 4, 2008 the Redevelopment Agency for the County of
12 Riverside's Board of Directors found the Mecca Downtown Street Revitalization Project
13 exempt from the California Environmental Quality Act ("CEQA") and this Project was
14 included within the Mecca Downtown Street Revitalization Project.

15 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of
16 Supervisors of the County of Riverside, State of California, in regular session
17 assembled on September 28, 2010, as follows:

- 18 1. That the above recitals are true and correct.
- 19 2. That it consents to the Redevelopment Agency for the County of Riverside
20 purchasing real property from a portion of Assessor's Parcel Number 727-141-001,
21 more particularly described in Exhibit "A" and Exhibit "B."

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

THAT PORTION OF LOT 8, BLOCK 32 OF AMENDED MAP OF MECCA TOWNSITE, ON FILE IN BOOK 9 OF MAPS, PAGE 93, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 9 EAST, S.B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE NORTH 00°22'06" WEST 435.58 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF LINCOLN STREET (30 FOOT HALF WIDTH), AS SHOWN ON SAID AMENDED MAP OF MECCA TOWNSITE;

THENCE NORTH 89°47'27" EAST 37.08 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 7TH STREET (25 FOOT HALF WIDTH), AS SHOWN ON SAID AMENDED MAP OF MECCA TOWNSITE;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 31°00'42" WEST 32.80 FEET TO A POINT LYING PARALLEL WITH AND 20.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 8;

THENCE SOUTH 00°22'06" EAST 384.59 FEET ALONG SAID PARALLEL LINE;


THENCE SOUTH 36°43'45" EAST 28.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 6TH STREET (30 FOOT HALF WIDTH), AS SHOWN ON SAID AMENDED MAP OF MECCA TOWNSITE;

THENCE SOUTH 89°47'58" WEST 36.93 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINING 9,146 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:

 Date: 4/22/09

Angela E. Dorf, P.L.S. #8010
Expires 12/31/10
STANTEC CONSULTING
73-733 Fred Waring Dr., Suite 100
Palm Desert, CA 92260
(760) 346-9844

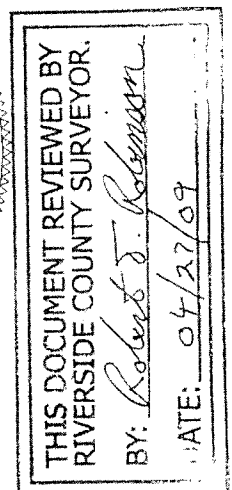
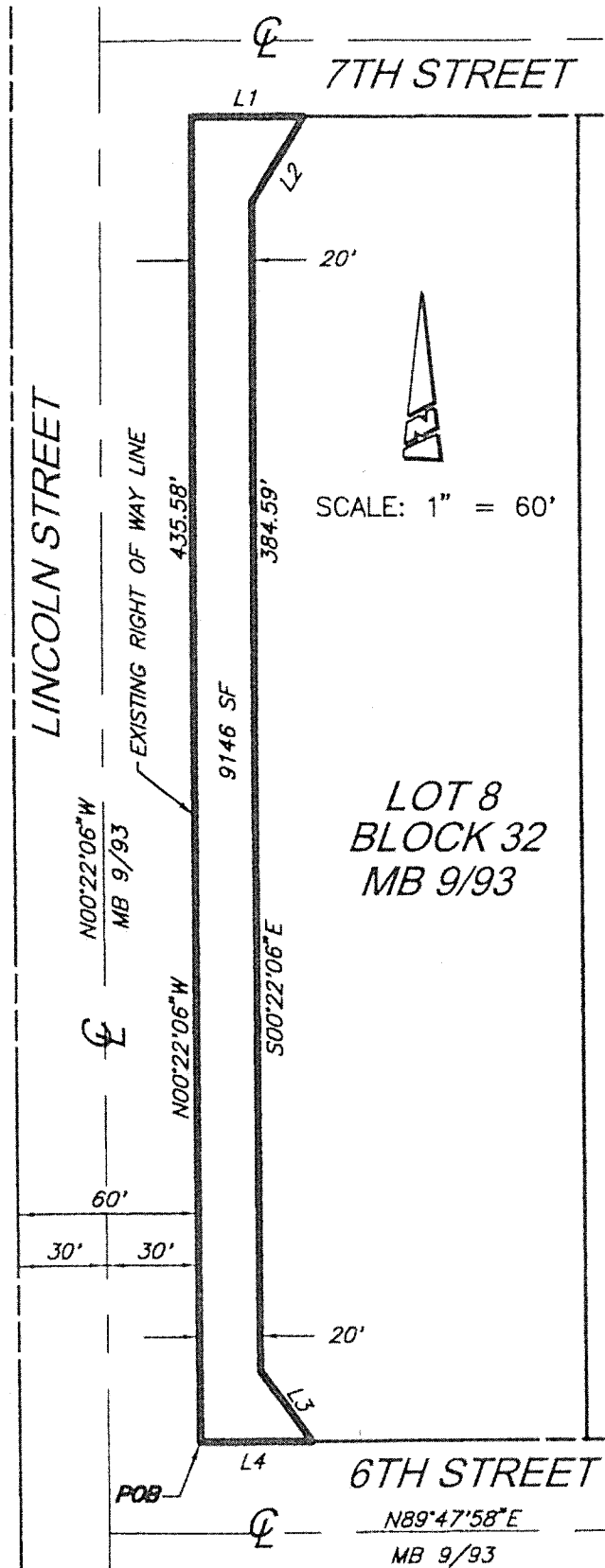


EXHIBIT "B"
PLAT
MECCA STREETS
PUBLIC ROAD AND UTILITY EASEMENT



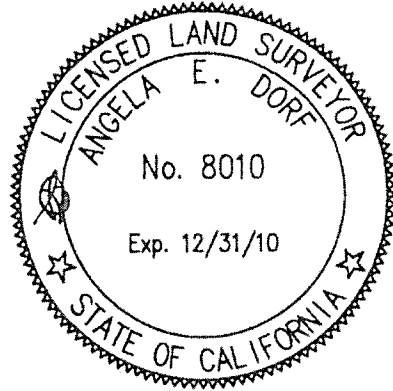
THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Robert F. Robinson*
DATE: *04-27-09*

SEC 8, T7S, R9E, SBM

LINE DATA

NO.	BEARING	DISTANCE
L1	N89°47'27"E	37.08'
L2	S31°00'42"W	32.80'
L3	S36°43'45"E	28.56'
L4	S89°47'58"W	36.93'

LOT 8



PREPARED UNDER THE
SUPERVISION OF:

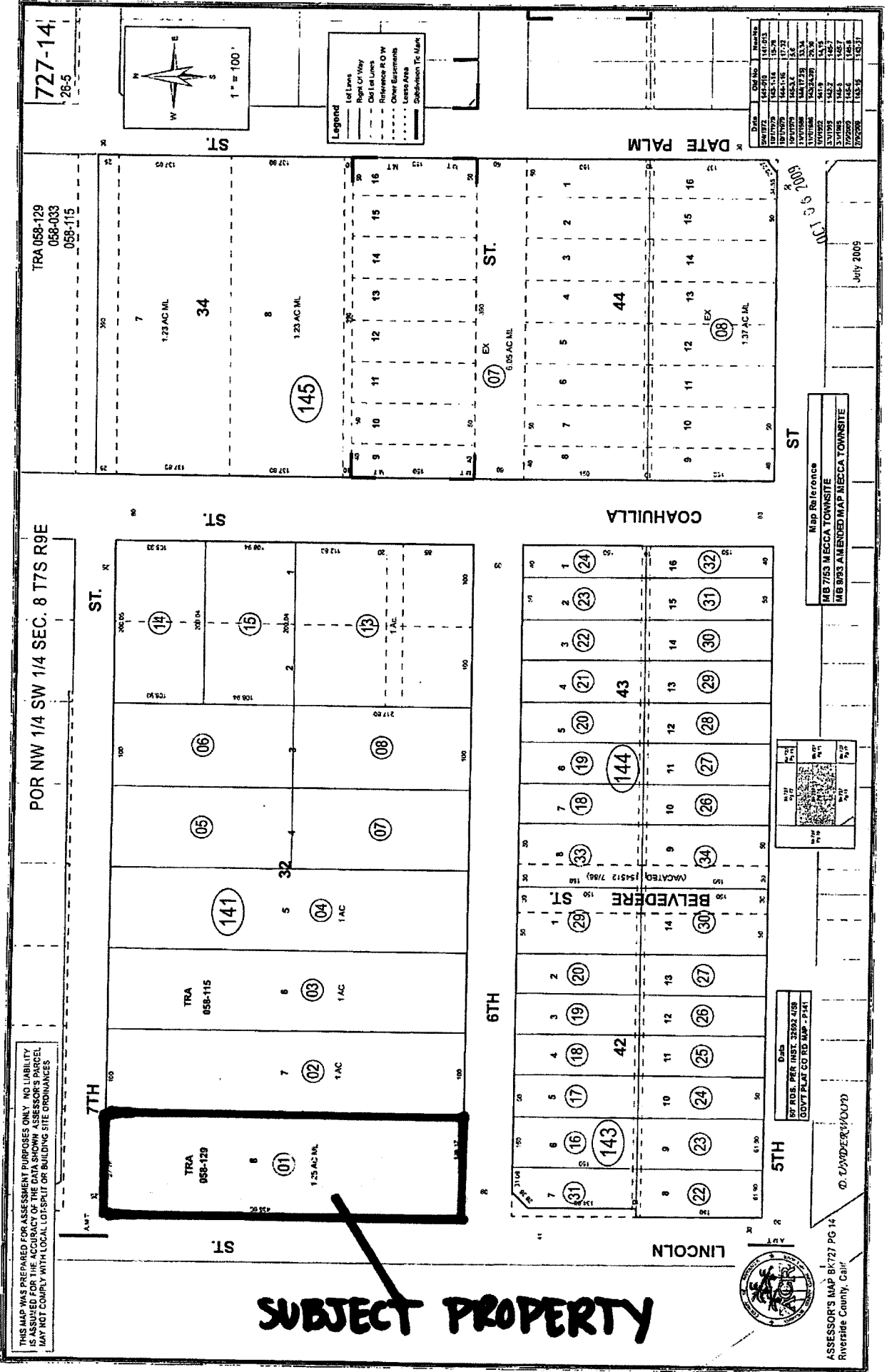
Angela Dorf 4/27/09
ANGELA E. DORF, PLS 8010 DATE

SHEET 1 OF 1

STANTEC CONSULTING INC.
73-733 FRED WARING DRIVE
SUITE 100
PALM DESERT, CA 92260
760.346.9844

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR NW 1/4 SW 1/4 SEC. 8 T7S R9E

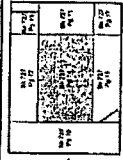


SUBJECT PROPERTY

ASSessor's MAP BK727 PG 14
Riverside County, Calif.



Date: 08/08/09
Map No.: 727-141-001
Map Name: MECCA MAP - P141



Map Reference:
MS 7163 MECCA TOWNSITE
MS 8193 AMENDED MAP MECCA TOWNSITE

July 2009

DATE PALM ST

COAHULLA ST

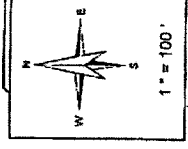
DATE PALM ST

7TH ST

7TH ST

7TH ST

727-141-001
26-5



Legend
 - Lot Lines
 - Right of Way
 - Old Lot Lines
 - Reference to Other Maps
 - Other Encumbrances
 - Unsubdivided Tracts
 - Subdivision Tracts

TRA 058-129
058-033
058-115

1.23 AC ML

1.23 AC ML

6.05 AC ML

1.37 AC ML

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1 Project: Mecca Street Improvement
2 APN: Portion of 727-141-001
3 Situs Address: 91025 7th Street

4 ACQUISITION AGREEMENT

5 This ACQUISITION AGREEMENT, the "Agreement," is made by and between the
6 REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, herein called
7 "Agency," and JAVIER R. GORDO & AURELIA V. GORDO, husband and wife as joint
8 tenants, herein called "Grantor."

9 Grantor has executed and will deliver to Hector Casillas, Development Specialist I,
10 for the Agency; an Easement Deed dated May 27, 2010, identifying the needed right-of-
11 way from portion of APN 727-141-001 in consideration of which it is mutually agreed as
12 follows:

13 1. The Agency shall:

14 A. Pay to the order of Grantor the sum of \$79,600.00, including all
15 landscaping improvements located thereon, for the required right-of-way from APN 727-
16 141-001 or interest therein, conveyed by said Public Road & Utility Easement, when title to
17 said property or interest vests in the County of Riverside, a political subdivision, herein
18 called "County," free and clear of all liens, encumbrances, easements, leases (recorded or
19 unrecorded), and taxes except those encumbrances and easements which, in the sole
20 discretion of the Agency, are acceptable.

21 B. Handle real property taxes, bonds, and assessments in the following
22 manner:

23 1. All real property taxes shall be prorated, paid, and canceled
24 pursuant to the provisions of Section 5081 et.seq.of the Revenue and Taxation Code.

25 2. Agency is authorized to pay from the amount shown in
26 Paragraph 1A herein, any unpaid taxes together with penalties, cost and interest thereon,
27 and any bonds or assessments that are due on the date title is transferred to, or
28 possession is taken by the Agency, whichever first occurs.

C. Relocate, construct, or install and/or replace existing perimeter fencing

1 using like materials or closest available or better, to the new right-of-way line, all at
2 Agency's expense.

3 D. Construct, install or replace existing mail boxes, if affected, located at
4 the curb within the right-of-way line, all at Agency's expense.

5 E. Repave or reconstruct drive way approach, as necessary, all at
6 Agency's expense.

7 F. Pay all typical escrow, recording, reconveyance, and other fees
8 incurred in this transaction, and if title insurance is desired by Agency, the premium
9 charged therefore.

10 2. Grantor shall:

11 A. Indemnify, defend, protect, and hold Agency and County, its officers,
12 employees, agents, successors, and assigns free and harmless from and against any and
13 all claims, liabilities, penalties, forfeitures, losses, or expenses, including without limitation,
14 attorneys' fees, whatsoever, arising from or caused in whole or in part, directly or indirectly,
15 by either (a) the presence in, on, within, under, or about the parcel of hazardous materials,
16 toxic substances, or hazardous substances as a result of Grantor's use, storage, or
17 generation of such materials or substances or (b) Grantor's failure to comply with any
18 federal, state, or local laws relating to such materials or substances. For the purpose of
19 this Agreement, such materials or substances shall include without limitation hazardous
20 substances, hazardous materials, or toxic substances as defined in the Comprehensive
21 Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C.
22 Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section
23 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et
24 seq.; and those substances defined as hazardous wastes in Section 25117 of the
25 California Health and Safety Code or hazardous substances in Section 25316 of the
26 California Health and Safety Code; and in the regulations adopted in publications
27 promulgated pursuant to said laws.

28 B. Be obligated hereunder to include without limitation, and whether

1 10. Grantor, their assigns and successors in interest shall be bound by all the
2 terms and conditions contained in this Agreement, and all the parties thereto shall be jointly
3 and severally liable thereunder.

4
5 Dated: 8/9/10

By: Javier R. Gordo
Javier R. Gordo

6
7
8 Dated: 8/9/10

By: Aurelia V. Gordo
Aurelia V. Gordo

9
10 REDEVELOPMENT AGENCY FOR THE
11 COUNTY OF RIVERSIDE

12 By: _____
13 Marion Ashley, Chairman
14 Board of Directors

15 RECOMMENDED FOR APPROVAL:

16 By: Hector Casillas
17 Hector Casillas
18 Development Specialist I

19 APPROVED AS TO FORM:
20 County Counsel

21 By: [Signature]
22 Deputy

23 ATTEST:
24 KECIA HARPER-IHEM
25 Clerk of the Board

26 By: _____
27 Deputy

28
HC:jg
8/4/10
13.585

