

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

235



FROM: Redevelopment Agency

SUBMITTAL DATE:
September 16, 2010

SUBJECT: RDA Resolution No. 2010-044 Authorization to Purchase Real Property in the Unincorporated Community of Mecca - 4th District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2010-044, authorizing the purchase of real property located within the unincorporated community of Mecca from a portion of APN 727-141-001 between the Redevelopment Agency and Javier R. Gordo & Aurelia V. Gordo;
2. Approve and authorize the Chairman of the Board of Directors to execute the Acquisition Agreement pertaining to this purchase from a portion of APN 727-141-001;

FISCAL PROCEDURES APPROVED
ROBERT E. BYRD, AUDITOR-CONTROLLER
BY: Samuel Wong 9/16/10
SAMUEL WONG

FORM APPROVED COUNTY COUNSEL
BY: Anita C. Willis 9-8-10
ANITA C. WILLIS

Reviewed by
Christopher Hans
(continued)

Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 90,000	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 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

County Executive Office Signature

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

Prev. Agn. Ref.: N/A District: 4 Agenda Number: 4.4

RECOMMENDED MOTION: (Continued)

3. Authorize the allocation of \$79,600 for the purchase of real property, \$6,400 for labor, and \$4,000 for miscellaneous costs; and
4. Authorize the Executive Director of the Redevelopment Agency, or designee, to take all necessary steps to complete this transaction, including signing subsequent and necessary related documents to complete this transaction.

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 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.

RDA Resolution No. 2010-044 authorizes the Redevelopment Agency 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. The proposed acquisition from a portion of APN 727-141-001 consists of approximately 9,146 square feet which is improved with landscaping improvements.

Agency Counsel has approved the item as to form, and staff recommends that the Board of Directors adopt RDA Resolution 2010-044, authorizing the purchase from a portion of APN 727-141-001 and the allocation of needed funds, \$90,000 for the purchase using Desert Communities Redevelopment Capital Improvement Funds (DCPA).

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

FINANCIAL DATA:

The following summarizes the funding necessary for the partial acquisition of Assessor's Parcel Number 727-141-001:

Acquisition:	\$79,600
Labor cost:	\$6,400
Miscellaneous transaction expenses:	\$4,000
Total	\$90,000

BOARD OF DIRECTORS

REDEVELOPMENT AGENCY

**RDA RESOLUTION NO. 2010-044
AUTHORIZATION TO PURCHASE REAL PROPERTY IN THE UNINCORPORATED
COMMUNITY OF MECCA – PORTION OF 727-141-001
(Fourth Supervisorial District)**

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

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

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

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

WHEREAS, the Agency has, based on an independent fee appraisal report, negotiated a purchase price of seventy nine thousand six hundred dollars (\$79,600) for real property identified as a portion from Assessor's Parcel Number 727-141-001 ("Property") more particularly described in Exhibit "A," and Exhibit "B" attached hereto and incorporated herein by reference; and

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

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

WHEREAS, the Agency intends to acquire the Property for the reconstruction

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 9-8-10
DATE: 9-8-10
BY: ANITA E. WELLS

1 and realignment of Lincoln Street, repairing and constructing sidewalks, constructing
2 new 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 by helping eliminate blight within the Project Area by expanding
8 Lincoln Street to improve traffic and a safer environment; and

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

12 **WHEREAS**, the payments of funds for the construction and cost of the Project is
13 consistent with the Implementation Plan for the Project Area and is necessary to
14 effectuate the purpose of the Project Area's Redevelopment Plan because the plan calls
15 for street improvements; and

16 **WHEREAS**, on November 4, 2008, the Board of Directors found the Mecca
17 Downtown Street Revitalization Project exempt from the California Environmental
18 Quality Act ("CEQA") and this Project was included within the Mecca Downtown Street
19 Revitalization Project.

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 September 28, 2010, 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 a portion from Assessor's Parcel Numbers 727-
27 141-001, more particularly described in Exhibit "A" and Exhibit "B."

28 3. That Agency is requesting a total of ninety thousand dollars (\$90,000) for

1 the purchase of real property, labor, and miscellaneous costs.

2 4. That the Chairman of the Board of Directors is hereby authorized to
3 execute any and all documents necessary to complete this transaction from Javier R.
4 Gordo and Aurelia V. Gordo.

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

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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;

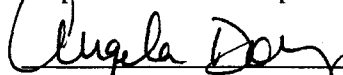
THENCE SOUTH 36°43'45" EAST 28.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 6TH STREET (30 FOOT HALF WIDTH), AS SHOWN ON SAID AMENDED MAP OF MECCA TOWNSITE;

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

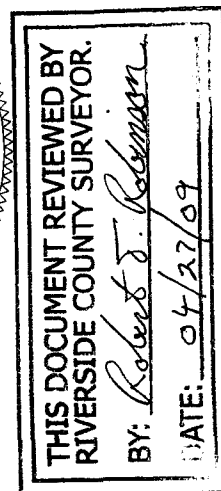
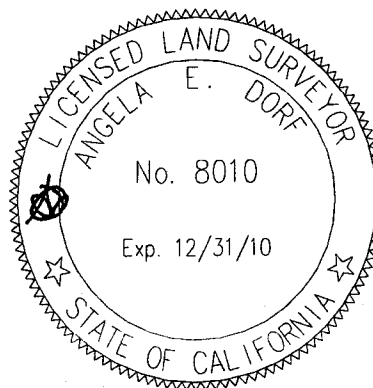
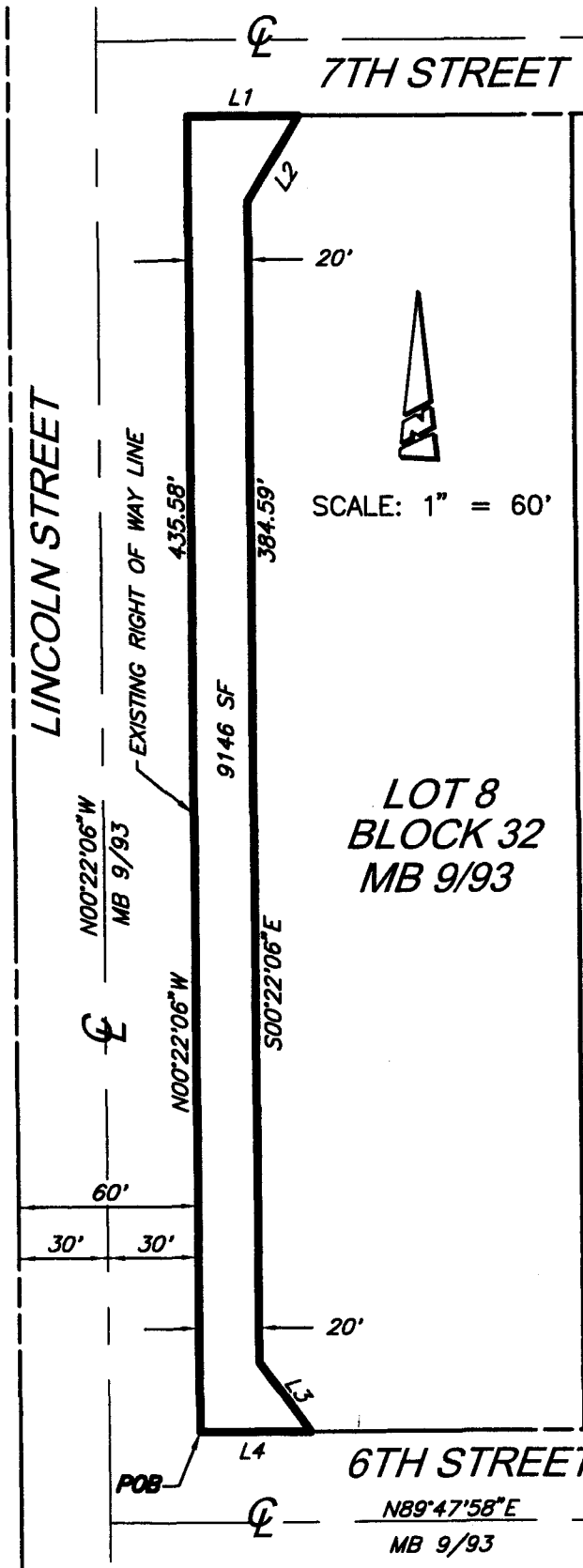


EXHIBIT "B"
PLAT
MECCA STREETS
PUBLIC ROAD AND UTILITY EASEMENT



N89°47'27"E
 MB 9/93

THIS DOCUMENT REVIEWED BY
 RIVERSIDE COUNTY SURVEYOR.
 BY: *Robert E. 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 4/22/09
 ANGELA E. DORF, PL# 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 BY THE ASSessor FOR THE ACCURACY OF THE DATA SHOWN. ASSessor'S PARCEL MAP MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

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

727-14
26-5

TRA 058-129
058-033
058-115

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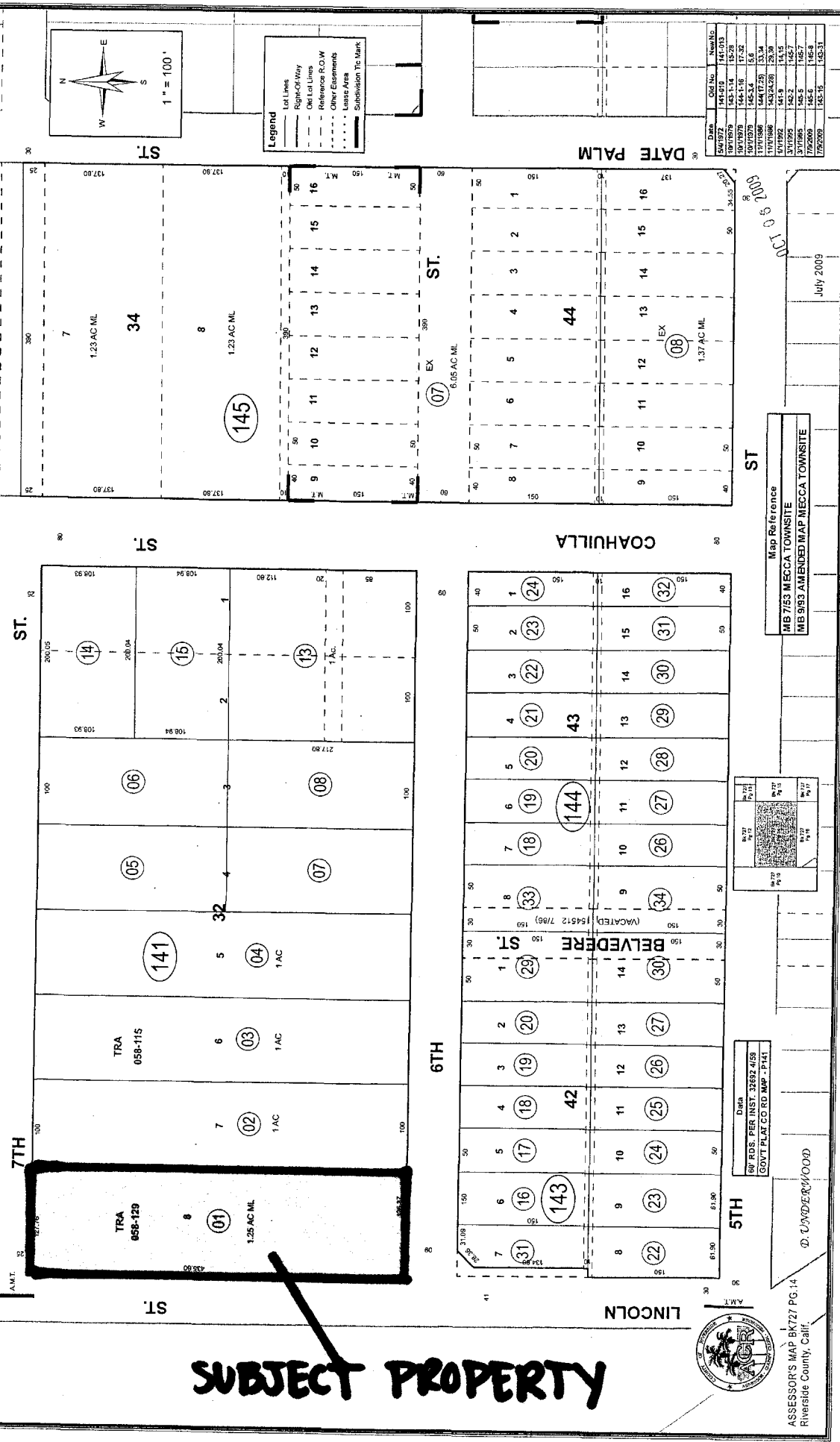
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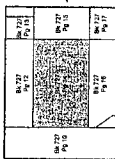


SUBJECT PROPERTY



ASSESSOR'S MAP BK727 PG. 14
Riverside County, Calif.

5TH



Map Reference
MB 763 MECCA TOWNSHIP
MB 983 AMENDED MAP MECCA TOWNSHIP

July 2009

Date	Old No.	New No.
5/20/97	141-010	741-013
10/18/97	144-118	171-20
10/18/97	144-118	171-20
10/18/97	145-34	151-6
11/11/98	144 (7.25)	151-4
11/11/98	143 (24.25)	151-3
11/11/98	141-9	141-15
3/17/99	145-5	145-7
7/26/09	145-6	145-9
7/26/09	145-15	145-31

THE PRESS-ENTERPRISE

CLASSIFIED ADVERTISING

PROOF

Printed by: Tinajero, Maria
at: 3:44 pm
on: Monday, Aug 23, 2010

Ad #: 10374015

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-8069
Name: WDC/EDA CO OF RIVERSIDE
Address: 1325 SPRUCE ST STE 400

RIVERSIDE CA 92507-0506

Acct #: 300444
Client:
Placed by: Hector Casillas, Real Estate
Division
Fax #: (951)

Ad Copy:

NOTICE OF INTENT TO PURCHASE OF REAL PROPERTY BY THE REDEVELOPMENT AGENCY IN THE UNINCORPORATED COMMUNITY OF MECCA A PORTION OF ASSESSOR'S PARCEL NUMBER 727-141-001 (Fourth Supervisorial District)

This Notice of Intent to Purchase Real Property is hereby given pursuant to California Health and Safety Code Section 33397 and Government Code 6063 that the Redevelopment Agency for the County of Riverside, the "Agency," intends to purchase real property identified as a portion of Assessor's Parcel Number 727-141-001, totaling approximately 9,146 square feet, the "Subject Property," for redevelopment purposes which may include sidewalks, curbs, gutters and public road improvements. The Subject Property is located in the unincorporated community of Mecca within the Desert Communities Project Area.

It is proposed that the Board approve the acquisition agreement between Javier R. Gordo & Aurelia V. Gordo and the Agency, and the allocation of needed funds. The total cost of \$90,000 is the estimated amount to cover the acquisition of the Subject Property, labor expenses, and any miscellaneous costs.

The Redevelopment Agency Board of Directors shall consider the adoption of Resolution Number 2010-044, Authorization to Purchase Real Property in the Unincorporated Community of Mecca on September 14, 2010, by and between the above aforementioned property owners and the Agency at 9:00 a.m., or as soon thereafter as the Board agenda permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California.

This notice of Publication satisfies the California Health and Safety Code Section 33397 and the California Government Code Section 6063.

At anytime, no later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Directors at the above address. At the hour set forth above, the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed acquisition of the Subject Property. Interested persons may contact the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501 or by calling Hector Casillas, Development Specialist I at (951) 955-8395. 8/25, 9/1, 9/8

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 08-25-10
Stop date: 09-08-10
Insertions: 3

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x55.840
Bill size: 112.00x 5.14 agate lines

Amount due: **\$414.40**