

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

461



FROM: Redevelopment Agency

SUBMITTAL DATE:
July 14, 2011

SUBJECT: RDA Resolution Number 2011-021, Adoption of the Relocation Plan for the Mission Plaza Project – 2nd Supervisorial District

RECOMMENDED MOTION: That the Board of Directors adopt RDA Resolution Number 2011-021, Adoption of Relocation Plan for Mission Plaza.

BACKGROUND:

On April 1, 2008, the Board of Directors for the Redevelopment Agency for the County of Riverside approved the purchase of real property from Mission Plaza Properties Ltd. located at 5696-5770 Mission Boulevard in the unincorporated community of Rubidoux area of the County of Riverside ("Project,") The Project is also known as Assessor Parcel Numbers 181-020-022,023,027,028 and 029 and is approximately 16.12 acres in size.

(Continued)

Robert Field
Robert Field
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 315,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	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

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: *Samuel Wong* 7/13/11
 SAMUEL WONG
 Departmental Concurrence
 FORM APPROVED COUNTY COUNSEL
 DATE 7-13-11
 BY: *Michelle C. Willis*
 Michelle C. Willis
 Policy Policy
 Consent
 Consent
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 4.2 of 4/1/08

District: 2

Agenda Number

4.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

BACKGROUND: (Continued)

The Redevelopment Agency for the County of Riverside ("Agency") has identified the need of eliminating blight by redeveloping the existing commercial development of Mission Plaza. In order to commence on the proposed redevelopment, two businesses require relocation services: LaNoria Market and Auga Pura. The Agency has retained Epic Land Solutions Inc. ("Relocation Consultant") to prepare a Relocation Plan (Plan) for the Mission Plaza project.

Relocation benefits including eligible monetary benefits and advisory assistance are provided in accordance with all applicable regulations and requirements, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the California Relocation Assistance Law, California Government Code Section 7260 et seq. (CRAL), the Guidelines will be available for all displaced businesses and owners.

In accordance with California's Relocation Assistant Act, proper public posting of the Relocation Plan has been completed.

FINANCIAL DATA:

Relocation Consultant Services	25,000
Relocation Benefits	200,000
Administrative Costs (Labor)	50,000
Escrow fees	15,000
Miscellaneous	25,000
Total	\$ 315,000

2
3 **RDA RESOLUTION NO. 2011-021**
4 **ADOPTION OF RELOCATION PLAN**
5 **FOR THE MISSION PLAZA PROJECT**
6 **(Second Supervisorial District)**
7

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

13 **WHEREAS**, Agency has adopted a Redevelopment Plan, hereinafter referred
14 to as the "Plan," for the Jurupa Valley Project Area hereinafter referred to as "Project
15 Area,"; and

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

19 **WHEREAS**, On April 1, 2008, the Board of Supervisors adopted RDA
20 Resolution No. 2008-029, authorizing the purchase of APN 181-020-022,023,027,028
21 and 029 for redevelopment purposes, located in the unincorporated community of
22 Rubidoux in Riverside County., hereinafter the "Proposed Project".

23 **WHEREAS**, the Proposed Project will displace two (2) businesses, who will be
24 required to relocate into decent, safe and sanitary replacement locations; and

25 **WHEREAS**, pursuant to section 6038 of the California Code of Regulations,
26 Title 25, Division 1, Chapter 6, Subchapter 1, Article 2, Epic Land Solutions Inc., has
27 prepared a Relocation Plan to more specifically address potential displacements as a
28 result of the Proposed Project; and

1 **WHEREAS**, pursuant to Section 33413.5 of the Health and Safety Code, Epic
2 Land Solutions Inc. under the direction of the Agency, prepared a relocation plan which
3 will outline the benefits to be provided for business displacements including assistance,
4 rights, and benefits required under California's Relocation Assistance Law and the
5 Relocation Guidelines. The relocation plan will detail both the advisory and financial
6 assistance. Every effort will be made to facilitate arrangements and minimize hardships
7 for the displacees; and

8 **WHEREAS**, it has been determined that there are sufficient replacement sites
9 available to relocate any displaced business; and

10 **WHEREAS**, the Agency is prepared to take the necessary actions to
11 successfully relocate all business displacees.

12 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors
13 of the Redevelopment Agency for the County of Riverside, State of California, in
14 regular session assembled on July 26, 2011, as follows:

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

17 2. That in compliance with Section 6012 of the California Code of
18 Regulations, Title 25, Division 1, Chapter 6, Subchapter 1, Article 1; and in accordance
19 with the provisions of Sections 33411 and 33411.1 of the California Health and Safety
20 Code, and the California Relocation Assistance Law, Section 7260 et.seq. of the
21 California Government Code, the Board of Directors approves and adopts the
22 Relocation Plan for the Mission Plaza Project.

23 3. Pursuant to California's Relocation Assistance Law proper public posting
24 has been completed.

25 ///
26 ///
27 ///

28 YK:ra/061611//14.123 S:\Real Property\TYPING\Docs-14.000 to 14.499\14.123.doc

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 7/23-11
ANITA C. WILLIS DATE

**NOTICE OF INTENT FOR THE ADOPTION OF THE RELOCATION
PLAN IN THE UNINCORPORATED AREA OF RUBIDOUX
ASSESSOR'S PARCEL NUMBER 181-020-022,023,027,028 AND 029
(Second Supervisorial District)**

This Notice of Intent that the Redevelopment Agency for the County of Riverside in accordance with California's Relocation Assistant Act; will consider Resolution Number 2011-021 for the Adoption of the Relocation Plan for the Mission Plaza Project on June 14, 2011 at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTION AND LOCATION

It is proposed that the Board adopt the Relocation Plan prepared by Epic Land Solutions Inc. The total cost of \$315,000 is the estimated amount to cover the relocation expenses, relocation consultant fees and miscellaneous costs.

At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board 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 action. Interested persons may obtain a copy of the proposed agreements at the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling Yolanda King at 951-955-9656.

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

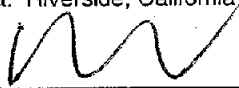
Ad Desc.: NOI 181-020-022, 023, 027, 027, 029

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05-13-11
05-20-11
05-27-11

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May. 27, 2011
At: Riverside, California



RIVERSIDE CNTY FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

Ad #: 10652676

PO #:

Agency #: _____

Ad Copy:

**NOTICE OF INTENT FOR THE ADOPTION
OF THE RELOCATION PLAN IN THE
UNINCORPORATED AREA OF RUBIDOUX
ASSESSORS PARCEL NUMBER
181-020-022,023,027,028 AND 029
(Second Supervisorial District)**

This Notice of Intent that the Redevelopment Agency for the County of Riverside in accordance with California's Relocation Assistant Act, will consider Resolution Number 2011-021 for the Adoption of the Relocation Plan for the Mission Plaza Project on June 14, 2011 at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

PROJECT DESCRIPTION AND LOCATION

It is proposed that the Board adopt the Relocation Plan prepared by Epic Land Solutions Inc. The total cost of \$315,000 is the estimated amount to cover the relocation expenses, relocation consultant fees and miscellaneous costs.

At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board 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 action. Interested persons may obtain a copy of the proposed agreements at the Riverside County Economic Development Agency, 3403 10th Street, Suite 500, Riverside, CA 92501, or by calling Yolanda King at 951-955-9656.
5/13, 20, 27