

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

676



FROM: Economic Development Agency

SUBMITTAL DATE:
August 4, 2011

SUBJECT: Mecca Post Office

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Conduct a public hearing in accordance with Health & Safety Code Section 33679;
- 2) Make the following findings in accordance with Health & Safety Code Section 33445;
 - a. The proposed new construction of the Mecca Post Office is of benefit to the Desert Communities Project Area, Mecca Sub Area ("Project Area") by replacing an obsolete structure to eliminate physical blighting conditions and providing essential services to the community;
 - b. Due to limited funding for new capital improvements, there are no other reasonable means of financing available to the community for this project;

(Continued) **REVIEWED BY CIP**

Christopher Hans

Christopher Hans

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 196,560	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 DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: RDA Desert Communities Project Area Funding	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 8/4/11*
 DATE: *8-11*
 SAMUEL WONG
 Departmental Controller
 FORM APPROVED COUNTY COUNSEL
 BY: *Anita C. Willis 8-11*
 ANITA C. WILLIS

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

Prev. Agn. Ref.: 4.7 of 9/1/09; 4.3 and 9.2 of 1/23/07; 4.1 of 1/10/06; 4.1 of 2/28/06; 4.1 of 12/5/06

District: 4

Agenda Number: 9.21

RECOMMENDED MOTION: (Continued)

- c. The payment of funds for the project is consistent with the implementation plan adopted for the Project Area which includes new construction of public buildings; and
- 3) Consent to payments by the Redevelopment Agency for the County of Riverside for the design and construction of the Mecca Post Office.

BACKGROUND:

On January 10, 2006, the Board of Directors approved the Mecca Downtown Revitalization Plan which identifies as a priority community development need in the unincorporated 4th district community of Mecca. In response to this need, the Redevelopment Agency (RDA) will develop a new facility to replace the obsolete Mecca Post Office. For this purpose, the RDA identified a preferred site, made findings, acquired property, established a relocation plan, relocated tenants and cleared the site. The existing facility will continue in its current capacity until the new facility is completed and operational. The estimated cost for the project is \$1,906,000.

Staff recommends that the new facility be constructed upon the 0.5 acre site located at 91-279 and 91307 2nd Street on the southeast corner of 2nd Street and Date Palm in Mecca. This site is owned by the Redevelopment Agency.

Prior to the construction of the new facility, it is necessary to obtain comprehensive and detailed architectural and design services. Through a request for qualifications process, RDA staff solicited proposals from qualified firms to provide these services. STK Architecture, Inc., submitted the most responsive proposal and was selected to provide the following general range of services:

- Phase 1 Preliminary Design Services
- Phase 2 Final Design Services
- Phase 3 Construction Services

An agreement for architectural and design services between the Redevelopment Agency and STK Architecture, Inc., is to be considered by the Board of Directors under a separate agenda item. County Counsel has reviewed and approved the agreement and the Redevelopment Agency recommends approval.

The Summary Report required pursuant to Health & Safety Code Section 33679 is attached as Exhibit A.

The project has been studied in accordance with CEQA and a Mitigated Negative Declaration was adopted by the Board of Supervisors on September 1, 2009, Minute Order 4.7.

Redevelopment Agency for the County of Riverside
Desert Office - Indio
44-199 Monroe, Suite B
Indio, CA 92201
Phone: (760) 863-2552 Facsimile: (760) 863-2551

Summary Report:
Mecca Post Office Project

(as required by Section 33679 of Health and Safety Code: Community Redevelopment Law)

Project Description: Improved access to government/public services and the replacement of obsolete facilities have been identified as priority community development needs in the unincorporated 4th District community of Mecca. In response to these needs, the Redevelopment Agency is proposing development of a replacement facility to be located in the newly established public service core of downtown Mecca. It has been proposed to construct the replacement facility upon a site owned by the Redevelopment Agency. The site was/is occupied by blighted structures that have been or will be removed and cleared away for the new construction. In addition to the new facility the site will be improved with parking, landscaping, and hardscaping appropriate to the new structures.

Project Site: The site consists of three parcels located between Date Palm and Brown and 66th Avenue and 2nd Streets in Mecca, California (GIS Map Attached). Proposed uses are specified below:

Assessors Parcels	Use
727-193-027,-028,-030	Existing use by US Postal Service Future new construction to replace obsolete facility

Costs:

Mecca Post Office Project (estimated)	
Architectural / Engineering Services	\$ 196,560
Construction	1,400,000
Permits, Fees, Furniture, Fixtures and Equipment	169,440
Construction contingency	140,000
Total Estimated Costs:	\$ 1,906,000
Redevelopment Funds Allocated:	\$ 1,906,000

Findings: The development of a replacement facility (Mecca Post Office) is a benefit to the Mecca Sub-Area of the Desert Communities Project Area (DCPA);

- a. No other reasonable means of financing the project are available to the community. Mecca is a low-income community without private interest or funding for the development of public facilities to serve the community;

- b. The proposed facility will assist in the elimination of physical and economic blighting conditions through the addition of public services (post office); and
- c. The proposed facility is consistent with the Redevelopment Plan adopted for the DCPA.

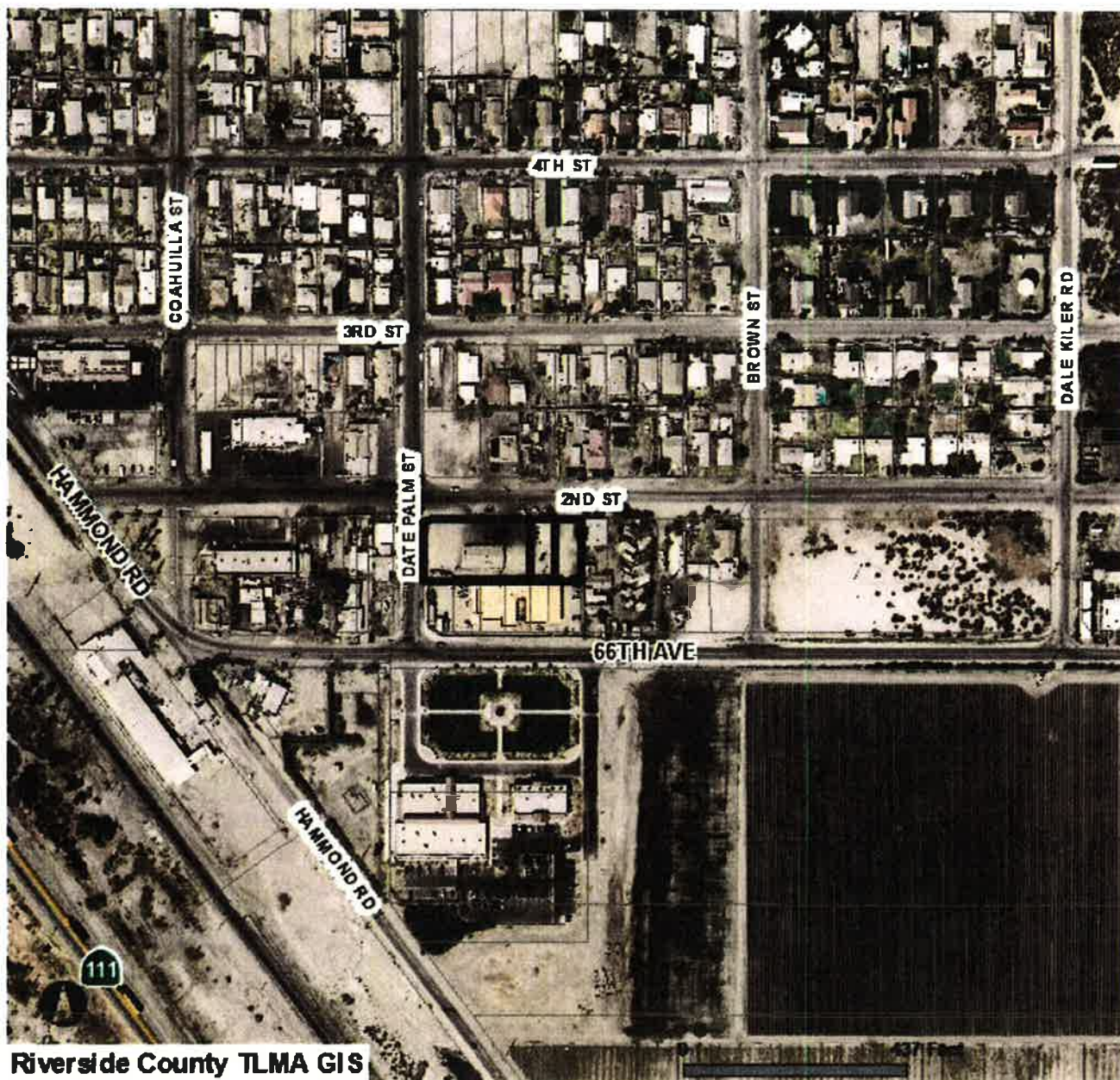
Purpose:

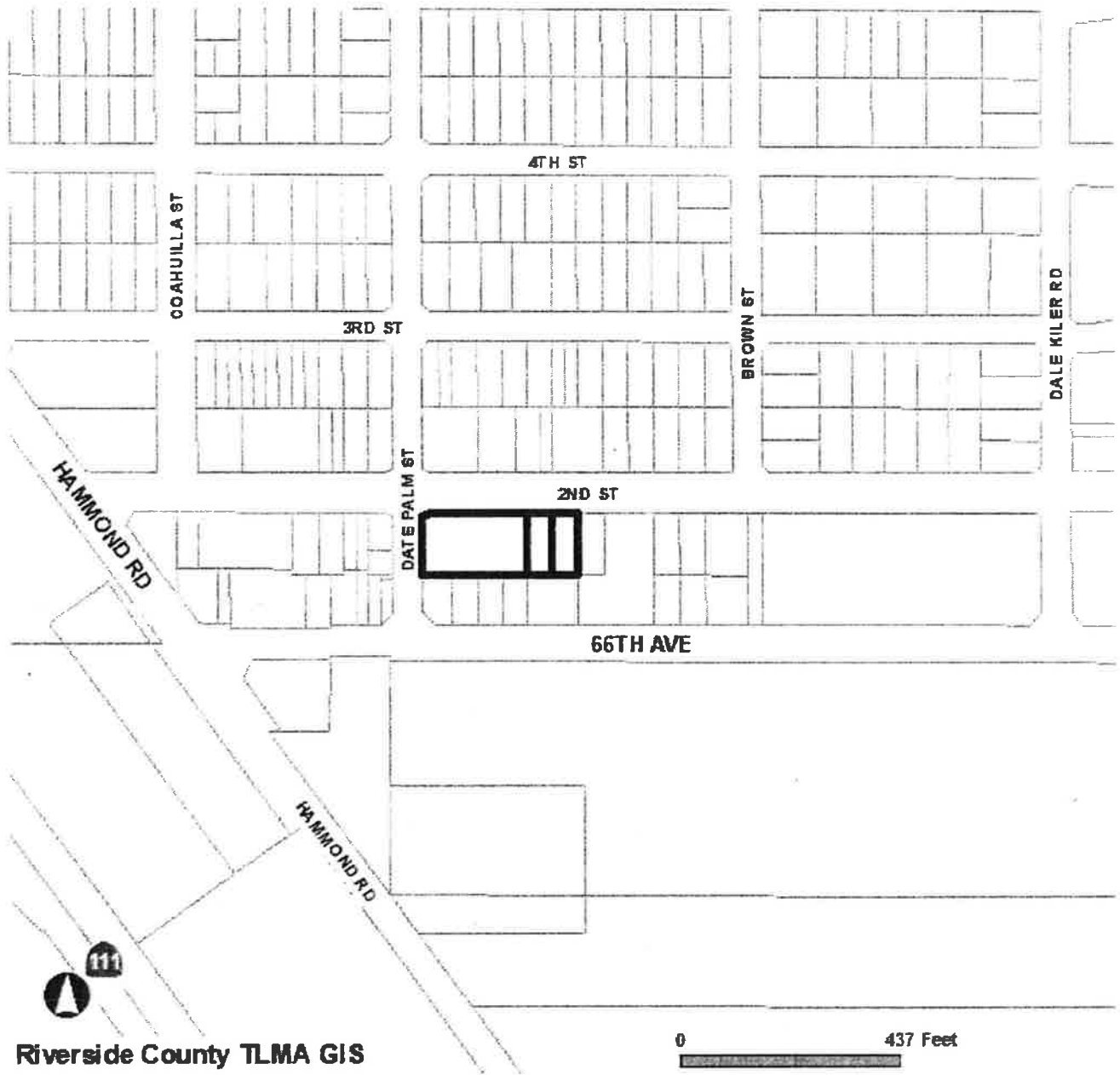
The proposed project meets the following goals of the Redevelopment Project Area plan for the Desert Communities Project Area, Mecca Sub-Area:

Where appropriate to enhance the public health, safety, welfare, provide new or improved community facilities such as...community centers...*(through the construction of new public service and commercial facilities that will replace existing obsolete facilities).*

Promote the improvement and centralization of commercial, industrial and residential areas to make the provision of public services more efficient and to relieve development pressure on agricultural lands *(through the effective use of commercially zoned property and by furthering redevelopment efforts to establish a public service corridor in the Mecca Downtown).*

Upgrade the physical appearance of the Project Area *(through the new construction of permanent facilities).*





Riverside County TLMA GIS

0 437 Feet