

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



FROM: Redevelopment Agency

144  
SUBMITTAL DATE:  
December 18, 2006

SUBJECT: Public Hearing - RDA Resolution No. 2007-02, Authorization to Purchase Real Property for the Mecca Fire Station Project - Fourth Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a joint public hearing regarding the purchase of Real Property within the community of Mecca, County of Riverside;
2. Make the following findings:
  - a. The project will assist in the elimination of physical blighting conditions by constructing a new and modern fire station in a location that has currently many dilapidated and blighted structures on it;
  - b. The project will benefit the Desert Communities Project Area ("DCPA"), by eliminating blight and providing a new fire station capable of serving the growing community of Mecca;
  - c. No other means of financing are available to the community for the construction of the proposed project; and
  - d. The proposed facility is consistent with the Implementation Plan for DCPA.

(Continued on Page 2)

RZ:JC:DL:TE:JP:KW

S:\RealProperty\Real Property\DIST4\06-4-238.fm11.doc

Robin Zimpfer  
Executive Director

FINANCIAL  
DATA

Current F.Y. Total Cost: \$2,771,000  
Current F.Y. Net County Cost: \$0  
Annual Net County Cost: \$0

In Current Year Budget: YES  
Budget Adjustment: NO  
For Fiscal Year: 2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

SOURCE OF FUNDS: Redevelopment Capital Improvement Funds DCPA

Positions To Be  
Deleted Per A-30

☐

Requires 4/5 Vote

☐

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

*[Signature]*

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

5001 744 -3 bN 3:10

Prev. Agn. Ref.: 1/10/06, 4.1; 2/28/06, 4.1; 12/5/06, 4.1

District: 4

Agenda Number:

4.3

Motions – Continued

3. Adopt RDA Resolution No. 2007-02, Authorization to Purchase Real Property for the Mecca Fire Station Project in accordance with Health and Safety Code 33445;
4. Approve the Acquisition Agreement pertaining to APNs 727-193-010, 727-193-011, 727-193-012 and 727-193-023 between Adrian Bernal and Claudia Bernal, husband and wife as joint tenants and RDA;
5. Allocate the sum of \$2,771,000 for the purchase of the real property and the personal property, relocation assistance, and miscellaneous costs.
6. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction;
7. Authorize and direct the Chairman of the Board of Directors to execute documents related to this transaction; and
8. Authorize the Executive Director or designee to execute to take all necessary steps to implement this Agreement, including signing subsequent necessary and relevant documents.

**BACKGROUND:**

On January 10, 2006, the Board of Directors approved the Mecca Revitalization Plan which includes a number of facilities including a new fire station. In support of this project, the Redevelopment Agency has identified Assessor's Parcel Numbers 727-193-010, 727-193-011, 727-193-012, 727-193-013, 727-193-014, 727-193-023, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030 as the parcels needed for the proposed fire station.

Agency staff has successfully negotiated the acquisition of Assessor's Parcel Number's 727-193-010, 727-193-011, 727-193-012 and 727-193-023 for the purchase price of \$1,100,000 from Adrian Bernal and Claudia Bernal, Husband and Wife as Joint Tenants. The price is consistent with current property values in the Mecca area based on an independent fee appraisal report. The Agency will purchase and relocate the residents of the 25 recreation vehicles/trailers and ten apartments located on the property.

Based on an independent appraisal report for each individual owner's personal property, the amount to purchase these improvements is estimated to be \$71,000. A draft relocation study from the Agency's contracted relocation company, Overland, Pacific & Cutler, Inc., known as "OPC," has estimated the relocation benefits to be approximately \$1,500,000. An additional \$100,000 is requested to cover any miscellaneous cost associated with the acquisition.

Staff is currently in negotiations with the remaining seven parcels at approximately \$774,000 based on an independent appraisal report; and relocation benefits has been estimated to be approximately \$550,500 for these remaining seven parcels. The following summarizes the funding necessary for acquisition of all of the parcels:

|                                                                                                                               |                   |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Purchase Price (APN's 727-193-010, 727-193,011, 727-193-012 and 727-193-023)                                                  | \$1,100,000       |
| Relocation Benefits – for above APN's                                                                                         | \$1,500,000       |
| Misc. Costs                                                                                                                   | \$ 100,000        |
| Personal Property                                                                                                             | \$ 71,000         |
| Estimated Purchase Price (APN's 727-193-013, 727-193-014, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030) | \$ 774,000        |
| Estimated Relocation Benefits – for above APN's                                                                               | <u>\$ 550,500</u> |
| TOTAL                                                                                                                         | \$4,095,500       |

Page 3

The subject of this resolution is the purchase of APN's 727-193-010, 727-193-011, 727-193-012 and 727-193-023 for a total amount of \$2,771,000 including associated relocation benefits, personal property and miscellaneous costs.

Agency staff recommends approval and allocation of \$2,771,000 from Redevelopment Agency Capital Improvement Funds – DCPA for the Mecca Fire Station Project.

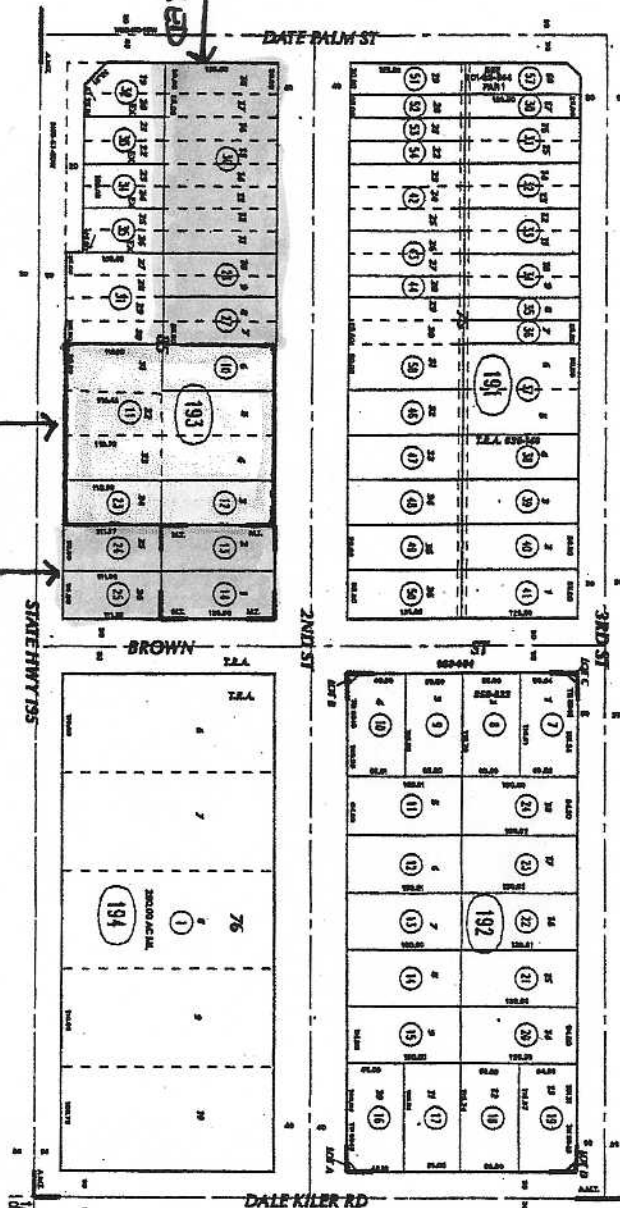
Guided by Government Code 7267, 'In order to encourage and expedite the acquisition of real property by agreements with owners, to avoid litigation and relieve congestion in the courts, to assure consistent treatment for owners in the public programs, and to promote public confidence in public land acquisition practices, public entities shall, to the greatest extent practicable'.

THIS MAP WAS PREPARED FOR ASSessor PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.

FOR SW 8 T.7S., R.9E

I.R.A. 038-015  
 038-016  
 038-140

727-19  
 24



ASSessor's MAP 727-19  
 Riverside County, Calif.  
 CAG

DATE: 08/15/2004

SUBJECT PROPERTY

PARCELS TO BE ACQUIRED

727-19 NECA TOWNSHIP  
 727-19 NECA TOWNSHIP  
 727-19 NECA TOWNSHIP

Aug 1004

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AUG 31 2004

**BOARD OF DIRECTORS**

**REDEVELOPMENT AGENCY**

**RDA RESOLUTION NO. 2007-02  
AUTHORIZATION TO PURCHASE REAL PROPERTY  
FOR THE MECCA FIRE STATION PROJECT  
Fourth Supervisorial District**

**WHEREAS**, the Redevelopment Agency for the County of Riverside hereinafter "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.);

**WHEREAS**, Agency has adopted a Redevelopment Plan, hereinafter the "Plan," for the Desert Communities, hereinafter referred to as "Project Area,"; and

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

**WHEREAS**, pursuant to the provisions of the Community Redevelopment Law, Section 33431 and 33433 of the Health and Safety Code, the Agency may convey, within a survey area or for purpose of redevelopment, any interest in real property without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the county in which the land lies; and in addition, Agency shall make available for public inspection and copying at a cost not to exceed the cost of duplication, a copy of the publication of the first notice of hearing; and

**WHEREAS**, the Agency has identified a Preferred Site for the relocation of the existing Mecca Fire Station; and

**WHEREAS**, the Preferred Site is located within the Desert Communities Project Area and consists of approximately 11 parcels of which four of the parcels are the subject of this resolution and identified as Assessors Parcel Numbers 727-193-010, 727-193-011, 727-193-012 and 727-193-023, more particularly described as lots 3, 4, 5, 6, 31, 32, 33 and 34 in Block



85, in the County of Riverside, State of California, as shown by Map on File in Book 9 Page 93 of Maps, Records of Riverside County as shown on Exhibit "A" attached hereto and made a part hereof; and

**WHEREAS**, based on an independent fee appraisal report, the Agency has negotiated a purchase price of \$1,100,000 for the real property; and

**WHEREAS**, based on an independent fee appraisal report the amount to purchase the personal property which consists of approximately 25 privately owned recreational vehicles/trailers as shown on Exhibit "B" attached hereto and made a part hereof is estimated to be \$71,000; and

**WHEREAS**, the Agency must provide relocation assistance as required under the Relocation Act of 1990; and

**WHEREAS**, Agency staff is currently in negotiations with the remaining seven parcels known as Assessor's Parcel Numbers 727-193-013, 727-193-014, 727-193-024, 727-193-025, 727-193-027, 727-193-028 and 727-193-030. Based on an independent fee appraisal report the cost to purchase the remaining parcels is estimated to be \$774,000; and relocation benefits has been estimated to be approximately \$550,500; and

**WHEREAS**, the purchase of these 11 parcels will assist the Agency in meeting its goal of revitalizing and improving downtown Mecca by constructing a new fire station for the purpose of redevelopment; and

**WHEREAS**, prior to using the Preferred Site for the purpose described in this Resolution, the Agency understands and agrees to fully comply with the California Environmental Quality Act.

**WHEREAS**, the purchase of this Preferred Site will assist in the elimination of blight and is consistent with the implementation plan adopted pursuant to Section 33490 of the Health and Safety Code.

**BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of the Redevelopment Agency for the County of Riverside, State of California, in regular session assembled on January 23, 2007, as follows:

1. That a public hearing was heard before the Board of Directors.

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

3           3.     That the Agency is authorized to purchase real and personal property located  
4 within the mobile home park in the community of Mecca, County of Riverside.

5           4.     That the Chairman of the Board of Directors is hereby authorized to execute any  
6 and all documents necessary to purchase the real property from Adrian Bernal and Claudia  
7 Bernal, husband and wife.

8           5.     That the Executive Director of the Redevelopment Agency or designee is hereby  
9 authorized to take the necessary actions and execute any related documents to complete this  
10 purchase.

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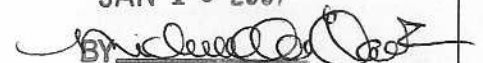
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FORM APPROVED  
COUNTY COUNSEL

JAN 16 2007

BY 

## EXHIBIT "A"

PARCELS 2 AND 3 OF A RECORD OF SURVEY ON FILE IN BOOK 27, PAGES 26 AND 27, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF GOETZ ROAD (30-FOOT HALF WIDTH);

THENCE SOUTH  $02^{\circ} 25' 00''$  EAST, 234.00 FEET ALONG SAID RIGHT OF WAY PARALLEL WITH AND 30 FEET EASTERLY OF THE CENTERLINE OF GOETZ ROAD, TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 16.00 FEET;

THENCE SOUTHEASTERLY 25.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $90^{\circ} 00' 00''$  TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JUANITA DRIVE (25-FOOT HALF-WIDTH);

THENCE NORTH  $87^{\circ} 35' 00''$  EAST, 174.00 FEET ALONG SAID RIGHT OF WAY PARALLEL WITH AND 25 FEET NORTHERLY OF THE CENTERLINE OF JUANITA DRIVE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 375.00 FEET.

THENCE NORTHEASTERLY 301.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $46^{\circ} 00' 00''$  TO THE MOST EASTERLY CORNER OF SAID PARCEL 3;

THENCE NORTH  $48^{\circ} 25' 00''$  WEST, 375.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 3 TO THE NORTHERN MOST CORNER OF SAID PARCEL;

THENCE SOUTH  $02^{\circ} 25' 00''$  EAST, 125 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2.

THENCE SOUTH  $87^{\circ} 35' 00''$  WEST, 190.00 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 FEET TO THE POINT OF BEGINNING.

SHOWN AS PARCEL 1 OF CERTIFICATE OF PARCEL MERGER NO. 1042, RECORDED DECEMBER 11, 1998 AS INSTRUMENT NO. 538906 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.



## **"EXHIBIT B"**

MECCA TRAILER PARK APPRAISALS  
APN'S 727-193-010, 727-193-011, 727-193-012 AND 727-193-023  
91331 THROUGH 91349 2<sup>ND</sup> STREET  
MECCA, CA 92254-6515

| SPACE | NAME                         | APPRAISAL AMOUNT |
|-------|------------------------------|------------------|
| 1     | RAMIREZ, Erasmo              | \$3,060          |
| 2     | VASQUES, Graciela Munoz      | \$3,560          |
| 3     | MONTANO, Rafael              | \$2,175          |
| 4     | OSEGUERA, Segundino          | \$2,443          |
| 5     | LOPEZ, Javier                | \$3,175          |
| 6     | VARGAS, Jose                 | \$4,065          |
| 7     | SORIANO, Alejandro           | \$2,220          |
| 8     | BAUTISTA, Luis               | \$1,330          |
| 9     | CURAREZ, Salvador            | \$2,920          |
| 10    | TORRES, Olivia Oseguera      | \$2,560          |
| 11    | OSEGUERA, Jesus              | \$3,030          |
| 12    | CORDOVA, Javier & Alicia     | \$1,940          |
| 13    | DELGADILLO, Victor Hugo      | \$2,092          |
| 14    | MURATALLA, Salvador          | \$2,655          |
| 15    | BAUTISTA, Victor             | \$4,825          |
| 16    | ESQUIVEL, Jose & Guadalupe   | \$5,525          |
| 17    | PINEDA, Cesar                | \$2,564          |
| 18    | CAMPOS, Cesar & Monica       | \$3,017          |
| 19    | AGUIRRE, Samuel              | \$2,017          |
| 20    | FELIZ, Reymundo Lopez        | \$2,185          |
| 21    | ESQUIVEL, Jose               | \$1,837          |
| 22    | OSEGUERA, Juan               | \$2,590          |
| 23    | VARGAS, Juan Jose            | \$4,260          |
| 24    | TORRES, Jose Juan & Josefina | \$1,850          |
| 25    | RANGEL, Javier               | \$2,250          |

**TOTAL**

**\$70,145**