

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

3120



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
October 2, 2007

**SUBJECT:** RDA Resolution No. 2007-059, Authorization to Purchase Real Property in the Desert Communities Project Area - APN 723-222-003 - Fourth Supervisorial District.

**RECOMMENDED MOTION:** That the Board of Directors:

- 1) Make the following findings:
  - a. The land acquisition will assist in the elimination of physical blighting conditions by providing the opportunity for future development of a new and modern facility;
  - b. The proposed acquisition will benefit the Desert Communities Project Area ("DCPA") by providing a new fire station capable of servicing the growing community of North Shore;
  - c. No other means of financing are available to the community for the acquisition of the proposed land; and
  - d. The proposed acquisition is consistent with the implementation Plan for DCPA.
- 2) Authorize the allocation of \$57,600 plus escrow fees from the Redevelopment Agency Capital Improvement Funds - DCPA for the acquisition of APN 723-222-003;

(Continued on Page 2)

*Robin Zimpfer*  
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Robin Zimpfer  
Executive Director

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<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 57,600 plus escrow fees	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES**

<b>SOURCE OF FUNDS:</b> 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*  
\_\_\_\_\_  
Jennifer L. Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

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

**Prev. Agn. Ref.:** 12/12/06 #4.5

**District:** 4

**Agenda Number:**

4.3

FORM APPROVED COUNTY COUNSEL  
DATE 9/24/07  
BY: MICHELLE CLACK  
Departmental Concurrence

Reviewed by  
CIP TEAM  
(B. H. Luna)

**RECOMMENDED MOTION:** (Continued)

- 3) Adopt Resolution Number 2007-059, Authorization to Purchase Real Property within the unincorporated community of North Shore, County of Riverside;
- 4) Approve the Acquisition Agreement for the Purchase of the property known as APN 723-222-003 and authorize the Chairman to execute same and certify acceptance of any documents running in favor of this transaction; and
- 5) Authorize the Executive Director, or designee to execute and take all necessary steps to implement the Acquisition Agreement including executing all necessary and relevant documents to complete this transaction.

**BACKGROUND:**

The Redevelopment Agency for the County of Riverside is proposing to relocate the existing North Shore Fire Station near Mecca as it has been deemed too small and inadequate to provide fire services to the expanding population of North Shore. In support of this effort, five parcels have been identified as the preferred site for this new station. Agency staff has successfully negotiated the acquisition of Assessor's Parcel Number 723-222-003 owned by Victoria Ann Moreau and Noel Glenn Thomas Moreau, as to undivided one half (1/2) interests, and a settlement was reached at a purchase price of **\$57,600**. The negotiated price is consistent with current property value in the North Shore area based on an independent fee appraisal report.

Agency staff recommends approval and the allocation of **\$57,600** from the Redevelopment Agency Capital Improvement Funds-DCPA for the acquisition of the subject parcel. The property is located within the Desert Communities Redevelopment Project Area.



**EXHIBIT "A"**

LOT 69 OF NORTH SHORE BEACH ESTATES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGES 23 AND 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

2 **RDA RESOLUTION NO. 2007-059**  
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY**  
4 **FOR ASSESSOR'S PARCEL NUMBER 723-222-003**  
5 **(Fourth Supervisorial District)**

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

11 **WHEREAS**, on July 20, 1999, the Riverside County Board of Supervisors  
12 adopted Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan,"  
13 for the Desert Communities Project Area, hereinafter the "Project Area,"; and

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

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

20 **WHEREAS**, the Agency has identified a preferred site for the proposed North  
21 Shore Fire Station, hereinafter the "Proposed Project;" and

22 **WHEREAS**, the Agency has based on an independent fee appraisal report,  
23 negotiated a purchase price of \$57,600, hereinafter the "Purchase Price," for Assessor's  
24 Parcel Number 723-222-003, hereinafter the "Property," more particularly described as  
25 Lot 69 of North Shore Beach Estates, in the County of Riverside, State of California as  
26 shown by Map on file in Book 36, Pages 23 and 24, records of Riverside County,  
27 California; and

28 **WHEREAS**, the Property is identified as one of five parcels needed to construct  
Proposed Project; and

**WHEREAS**, the Proposed Project will assist in the implementation of the Plan for

1 the Project Area; and

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

5 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of  
6 the Redevelopment Agency for the County of Riverside, State of California, in regular  
7 session assembled on October 2, 2007, as follows:

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

10 2. That the Redevelopment Agency for the County of Riverside is authorized  
11 to purchase real property in the community of Northshore, County of Riverside.

12 3. That the Chairman of the Board of Directors is hereby authorized to  
13 execute any and all documents necessary to purchase the real property from Victoria  
14 Anne Moreau and Noel Glenn Thomas Moreau.

15 4. That the Executive Director of the Redevelopment Agency for the County  
16 of Riverside or designee is hereby authorized to take all necessary steps to implement  
17 the Acquisition Agreement including signing subsequent, necessary related documents  
18 to complete this transaction.

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FORM APPROVED COUNTY COUNSEL

*Michelle Clack* 9/24/07  
MICHELLE CLACK DATE

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