

Reviewed by  
CIP TEAM

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

372



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
October 2, 2007

**SUBJECT:** Consent to the Purchase of Real Property known as Assessor's Parcel Number 723-222-003 in the Desert Communities Project Area — Fourth Supervisorial District

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

- 1) Conduct public hearing pursuant to Health and Safety Code 33679.
- 2) Make the following findings:
  - a. The proposed land acquisition will assist in the elimination of physical blighting conditions by providing the opportunity to develop a new and modern fire station;
  - b. The proposed acquisition will benefit the Desert Communities Project Area 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 land; and
  - d. The proposed acquisition is consistent with the implementation Plan for DCPA.
- 3) Consent to the purchase of APN 723-222-003, and adopt County Resolution No. 207-413.

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack 9/24/07  
DATE  
MICHELLE CLACK

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*Robin Zimpfer*  
Robin Zimpfer  
Assistant County Executive Officer/EDA

<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:	\$	Budget Adjustment:	NO
	Annual Net County Cost:	\$	For Fiscal Year:	2007/2008

**COMPANION ITEM ON BOARD OF DIRECTORS 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

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

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

District: 4

Agenda Number:

9.8

October 2, 2007

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**BACKGROUND:**

The Redevelopment Agency for the County of Riverside is proposing to relocate the existing North Shore Fire Station 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 parcels. The property is located within the Desert Communities Redevelopment Project Area.

Guided by Government Code Section 7267: "In order to encourage and expedite the acquisition and relieve congestion in the courts, to assume consistent treatment for owners in the public programs, and to promote public land acquisition practices, public entities shall, to the greatest extent practicable be guided by the provision of Section 7267.1: 'The public entity shall make every reasonable effort to acquire expeditiously real property by negotiation.' "



**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.

**COUNTY RESOLUTION NO. 2007-413  
CONSENT TO THE PURCHASE OF REAL PROPERTY  
ASSESSOR'S PARCEL NUMBER 723-222-003**

**(Fourth Supervisorial District)**

**WHEREAS**, the Redevelopment Agency for the County of Riverside, hereinafter the "Agency," has identified a Preferred Site for the relocation of the existing North Shore Fire Station; and

**WHEREAS**, the Preferred Site consists of a total of five (5) parcels that will enable the Agency to construct and develop a new fire station to improve public safety, serving the growing community of North Shore; and

**WHEREAS**, Assessor's Parcel Number 723-222-003, hereinafter the "Property," is identified as one of five parcels needed to construct the proposed North Shore Fire Station, hereinafter the "Proposed Project;" and

**WHEREAS**, findings are required to be made pursuant to Health and Safety Code 33445; and

**WHEREAS**, the Proposed Project will assist in the elimination of physical blighting conditions by constructing a new and modern fire station;

**WHEREAS**, the Proposed Project will benefit the Desert Communities Project Area, hereinafter the "Project Area;" and

**WHEREAS**, no other means of financing are available to the community for the construction of the proposed project; and

**WHEREAS**, the proposed facility is consistent with the implementation of redevelopment plan for the Project Area; 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.

**BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session

1 assembled on October 2, 2007, as follows:

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

4 2. That the County of Riverside consents to the purchase of real property  
5 within the unincorporated community of North Shore, County of Riverside.

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