

Reviewed by
CIP TEAM
Chris Hansen

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

834



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 5, 2008

SUBJECT: Adoption of RDA Resolution Number 2008-001, Notice of Intent to Purchase Real Property in the Desert Communities Project Area – APN 723-222-002 – 4th Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2008-001, Notice of Intent to Purchase Real Property in the Desert Communities Project Area, within the unincorporated community of North Shore, County of Riverside;
2. Authorize the Clerk of the Board to give notice of this proposed purchase of real property pursuant to Health and Safety Code Sections 33679 and 33397 and Government Code Section 6063; and
3. Authorize the Executive Director or designee to prepare and bring back for approval a purchase agreement between the Redevelopment Agency and the affected property owner.

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 needs to be expanded 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 proposed project.

(Continued on Page 2)

RZ:DL:TE:JP:AG:kw

Robin Zimpfer
Robin Zimpfer
Executive Director

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FINANCIAL DATA

Current F.Y. Total Cost:	\$ 43,500 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: NO

SOURCE OF FUNDS: 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

FORM APPROVED COUNTY COUNSEL
DATE 1/28/08
MICHELLE CLACK

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

Prev. Agn. Ref.: 12/12/06 # 4.5;
7/9/07 # 4.6

District: 4

Agenda Number:

4.1

BACKGROUND (continued):

Agency staff has successfully negotiated a settlement of the acquisition of one of the properties known as Assessor's Parcel Number 723-222-002 with Robert A. Schlesinger, Trustee for the Irene W. and Gary L. Anderson Children's Foundation for a purchase price of \$43,500 which is the last needed parcel for this proposed project. The negotiated price is consistent with current property values in the North Shore area based on an independent fee appraisal report. This project is part of the Capital Improvement Program.

It is recommended that the Board of Directors adopt RDA Resolution No. 2008-001 giving notice of the RDA's intent to purchase the property.

2 RDA RESOLUTION NO. 2008-001
3 NOTICE OF INTENT TO PURCHASE REAL PROPERTY
4 DESERT COMMUNITIES PROJECT AREA
5 APN 723-222-002

(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 Areas 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 \$43,500 for Assessor's Parcel Number 723-222-002,
24 more particularly described as Lot 70 of North Shore Beach Estates, in the
25 unincorporated area of North Shore, County of Riverside, State of California, as shown
26 by Map on file in Book 36 Pages 23 and 24 of Maps, Records of Riverside County,
27 California, hereinafter the "Property, "; and

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

1 the Proposed Project; and

2 **WHEREAS**, the Proposed Project will assist in the implementation of the Plan for
3 the Project Area; and

4 **WHEREAS**, prior to using the Property for the purpose described in the Plan, the
5 Agency understands and agrees to fully comply with the California Environmental
6 Quality Act.

7 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
8 the Redevelopment Agency for the County of Riverside, State of California, that certain
9 real property located within the County of Riverside, State of California, described as
10 Lot 70 of North Shore Beach Estates, in the unincorporated area of North Shore,
11 County of Riverside, State of California, as shown by Map on file in Book 36 Pages 23
12 and 24 of maps, Records of Riverside County, California, is desired by Agency for
13 redevelopment purposes and NOTICE IS HEREBY GIVEN that it is the intention of the
14 Board of Directors to purchase said real property pursuant to the provisions of Section
15 33391 of the Health and Safety Code upon the following term and conditions:

16 1. The nature of the property to be purchased consists of approximately
17 14,400 sq. feet or .331 +/- acres of vacant land, located in the unincorporated area of
18 North Shore, County of Riverside, State of California

19 2. The seller of the subject property is Robert A. Schlesinger, Trustee for the
20 Irene W. and Gary L. Anderson Children's Foundation.

21 3. The negotiated purchase price of the property is \$43,500.

22 4. That the agreement to purchase the property shall be considered by the
23 Board of Directors on March 11, 2008, in the meeting room of the Board of Directors,
24 County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California,
25 92501-3656, at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

26 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
27 of this purchase pursuant to Health and Safety Code Sections 33397, 33679 and
28 Government Code 6063.

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack* DATE: 1/28/08
MICHELLE CLACK