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

FROM: Redevelopment Agency

SUBMITTAL DATE:
February 26, 2008

SUBJECT: RDA Resolution No, 2008-016, Authorization 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. 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 land for 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;
 - d. The proposed project is consistent with the implementation plan for the project area; and
2. Authorize the allocation of \$43,500 plus escrow fees from the Redevelopment Agency Capital Improvement Funds – DCPA for the acquisition of APN 723-222-002;

(Continued on Page 2)

Departmental Concurrence

Robin Zimpfer

RZ:DL:TE:JP:AG:kw

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: YES

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

Jennifer L. Sargent
BY: Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 2/29/08

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

Prev. Agn. Ref.: 12/12/06, 4.5;

District: 4

Agenda Number:

4.7

RECOMMENDED MOTION: (Continued)

3. Adopt Resolution No. 2008-016, 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 723-222-002 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 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 No. 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. The negotiated price is consistent with current property values in the North Shore area based on an independent fee appraisal report. The subject parcel is the last property needed for this proposed project.

Agency staff recommends approval and the allocation of \$43,500 plus escrow fees, 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.

2 **RDA RESOLUTION NO. 2008-016**
3 **AUTHORIZATION TO PURCHASE REAL PROPERTY**
4 **IN THE DESERT COMMUNITIES PROJECT AREA**
5 **ASSESSOR'S PARCEL NUMBER 723-222-002**
6 **(Fourth Supervisorial District)**

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

12 **WHEREAS**, On July 20, 1999, the Riverside Board of Supervisors adopted
13 Ordinance No. 795 approving the redevelopment plan, hereinafter the "Plan," for the
14 Desert Communities Project Area, hereinafter the "Project Area," amending and
15 merging several previously established redevelopment project areas; and

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

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

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

24 **WHEREAS**, the Agency has based on an independent fee appraisal report,
25 negotiated a purchase price of \$43,500, hereinafter the "Purchase Price," for Assessor's
26 Parcel Number 723-222-002, hereinafter the "Property," more particularly described as
27 Lot 70 of North Shore Beach Estates, in the unincorporated area of North Shore,
28 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; and

WHEREAS, The Property is identified as one of five parcels needed to construct

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 1/29/08

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, in regular
9 session assembled on March 11, 2008, as follows:

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

12 2. That the Redevelopment Agency for the County of Riverside is authorized
13 to purchase real property in the community of North Shore, County of Riverside.

14 3. That the Chairman of the Board of Directors is hereby authorized to
15 execute any and all documents necessary to purchase the real property from Robert A.
16 Schlesinger, Trustee for the Irene W. and Gary L. Anderson Children's Foundation.

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

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