

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

455



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 15, 2007

SUBJECT: Adoption of RDA Resolution No. 2007-06, Notice of Intent to Purchase Real Property in the Lakeview/Nuevo Area, Assessor's Parcel Number 426-180-020, Fifth Supervisorial District

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-06, Notice of Intent to Purchase Real Property in the community of Nuevo; and
2. Direct the Clerk of the Board to advertise the Notice of the proposed purchase of real property pursuant to Government Code Section 6063 and Health and Safety Code 33397.

BACKGROUND: In support of the redevelopment plans in the Lakeview/Nuevo area, the Agency desires to purchase the subject parcel, which is approximately 4.52 acres and is more particularly described as Assessor's Parcel Number 426-180-020. The subject parcel is also adjacent to a 4.44-acre parcel that is already owned by the County, both located on the southwest corner of 10th Street and Lakeview Avenue in the Lakeview/Nuevo area.

(Continued on Page 2)

RZ:JC:DL:TE:JMP:RFD:TK:kh:oa

Robin Zimpfer
Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$575,000 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:	2006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

SOURCE OF FUNDS: I-215 Corridor Redevelopment Capital Improvement Funds – Lakeview/Nuevo Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

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

Prev. Agn. Ref.

District: 5

Agenda Number:

4.6

Form 11 - Adoption of RDA Resolution No. 2007-06, Notice of Intent to Purchase Real Property in the Nuevo Area, Assessor's Parcel Number 426-180-020, Fifth Supervisorial District.
February 15, 2007
Page 2

BACKGROUND: (Continued) Agency staff has successfully negotiated with the property owners a purchase price of \$575,000, based on an independent fee appraisal report.

Agency Staff recommends that the Board of Directors adopt RDA Resolution No. 2007-06, giving notice of the Redevelopment Agency's intent to purchase the subject property.

**RDA RESOLUTION NO. 2007- 06
 NOTICE OF INTENT TO PURCHASE REAL PROPERTY
 IN THE LAKEVIEW/NUEVO AREA OF RIVERSIDE COUNTY
 (Fifth Supervisorial District)**

WHEREAS, the Redevelopment Agency for the County of Riverside 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.); and

WHEREAS, Agency has adopted Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities, and I-215 Corridor, as amended, hereinafter referred to as "Project Areas"; 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 Community Redevelopment Law, Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey area or for purpose of redevelopment, any interest in real property; and

WHEREAS, the Redevelopment Agency for the County of Riverside has negotiated a purchase price of \$575,000 for Assessor Parcel Number 426-180-020 (Property), more particularly described in the Exhibit "A", attached hereto; and

WHEREAS, the Property is located within the Lakeview/Nuevo Sub-Area of the I-215 Corridor Project Area; and

WHEREAS, the acquisition of the Property will assist in implementing the Lakeview/Nuevo Sub-Area Redevelopment Plan (Redevelopment Plan) and will help eliminate physical blighting conditions within the I-215 Corridor Project Area; and

WHEREAS, prior to using the Property for the purpose described in the Redevelopment Plan, the Agency understands and agrees to fully comply with the

1 California Environmental Quality Act.

2 **BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board of Directors of
3 the Redevelopment Agency for the County of Riverside, State of California, in regular
4 session assembled on Feb. 27, 2007, as follows:

5 NOTICE IS HEREBY GIVEN that it is the intention of the Board of Directors to
6 purchase said real property upon the following terms and conditions:

7 1. The nature of the property to be purchased is fee simple, totaling
8 approximately 4.52 acres, located at 29950 Lakeview Avenue in the unincorporated
9 area of Nuevo, County of Riverside, and State of California.

10 2. The seller of the Property is EDWIN ADRIAN MAUEL and CAROLE ANN
11 MAUEL, TRUSTEE(S) OF THE EDWIN ADRIAN MAUEL and CAROLE ANN MAUEL
12 LIVING TRUST, DATED JULY 24, 1999.

13 3. The purchase price of the Property is \$575,000.

14 4. The agreement to purchase the Property shall be considered by the Board of
15 Directors on March 27, 2007, in the meeting room of the Board of Directors, County
16 Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California, 92501-3656,
17 at 9:00 AM, or as soon thereafter as the agenda of the Board permits.

18 IT IS FURTHER RESOLVED that the Clerk of the Board is directed to give notice
19 of this purchase pursuant to Health and Safety Code Section 33397 and Section 6063
20 of the Government Code.

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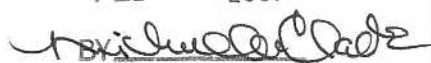
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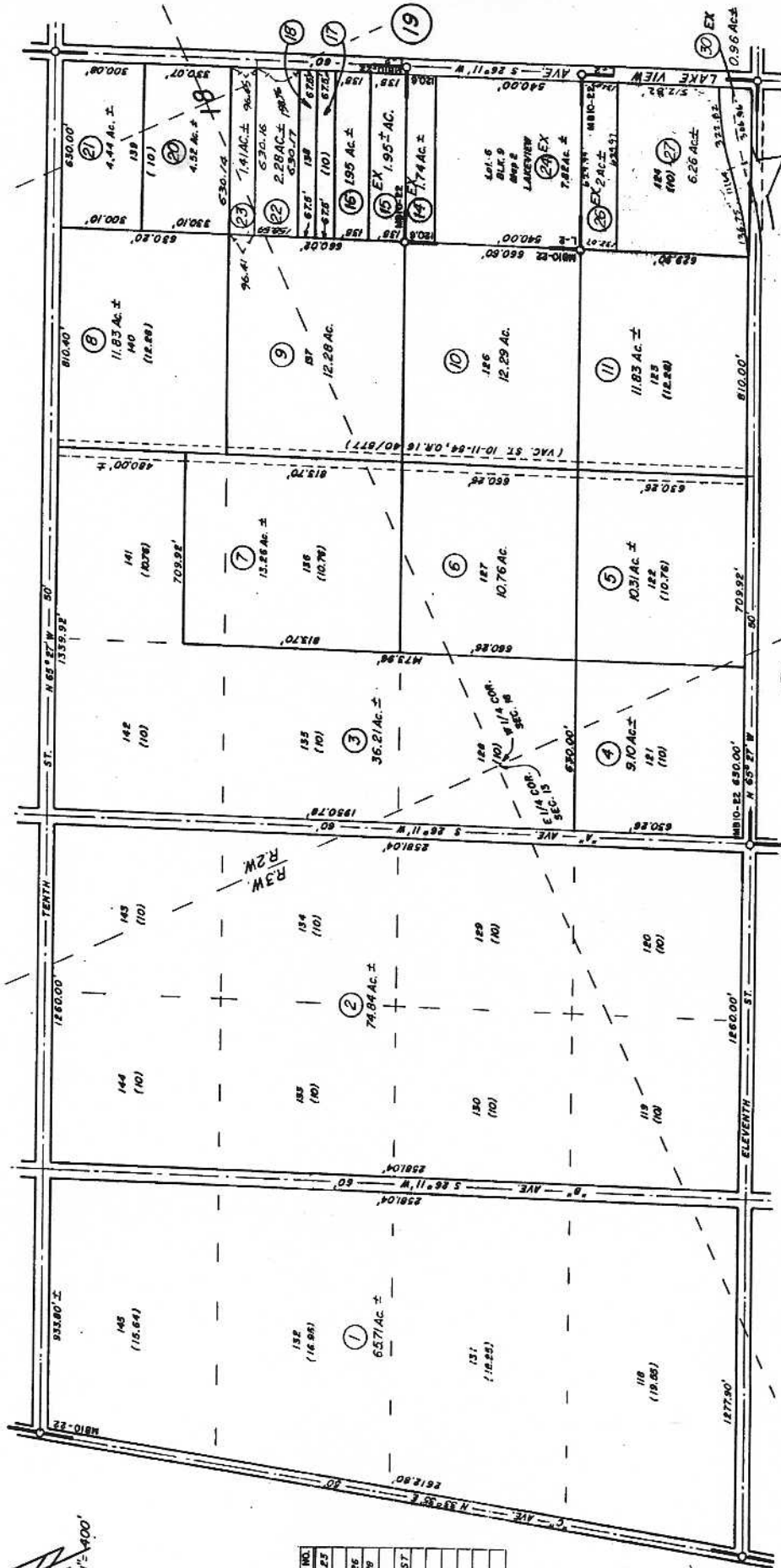
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FORM APPROVED
COUNTY COUNSEL

FEB 15 2007



PORS. OF SEC. 13, T.4S, R.3W. & SEC. 18, T.4S, R.2W.



BK. 307

DATE	OLD NO.	NEW NO.
6/7/76	19	22, 23
3/7/79	8/13	24
7/8/82	12	25, 26
9/8/83	25	27, 28
6/8/85	29	30, 31

BK. 307

MB-10/22 NUEVO LAND CO. TRACT NO. 4
MB-1/26-27 LAKEVIEW MAP NO. 2

JUN 1970

DATA: RS 68/40-45
RS 72/29

ASSESSOR'S MAP BK 426 PG. 18
RIVERSIDE COUNTY, CALIF.

M.C.

EXHIBIT "A"

THE SOUTHWESTERLY ONE-HALF OF LOT 139 OF TRACT NUMBER 4 OF THE LANDS OF THE NUEVO LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 22 OF MAPS, RIVERSIDE COUNTY RECORDS; EXCEPTING FROM SAID PARCEL OF LAND ALL WATER UNDER, UPON AND APPURTENANT TO SAID LAND AND ALL PIPE LINES CONVEYED TO THE NUEVO WATER COMPANY, SAVE ONLY THE RIGHT OF THE OWNER TO DEVELOP WATER ON HIS OWN LAND FOR USE THEREON.