

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

845



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 19, 2007

SUBJECT: Adoption of RDA Resolution No. 2007-07, Authorization to Purchase Real Property in the Lakeview/ Nuevo Area, APN: 426-180-020, Fifth Supervisorial District.

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt RDA Resolution No. 2007-07, Authorizing the purchase of real property in the community of Nuevo, County of Riverside;
2. Approve and authorize the Chairman of the Board of Directors to execute the Acquisition Agreement for the purchase of Assessor's Parcel Number 426-180-020 between the Edwin Adrian Mauel and Carole Ann Mauel, Trustee(s) of the Edwin Adrian and Carole Ann Mauel Living Trust, dated July 24, 1999; and
3. Authorize the Executive Director, or designee, to execute and take all necessary steps to implement the Agreement including signing subsequent, necessary related documents.

BACKGROUND: In an effort to meet its goal of facilitating redevelopment and eliminating physical blighting conditions within the I-215 Corridor Redevelopment Project Area, the Agency desires to purchase the subject property.

(Continued on Page 2)

Robin Zimpfer

Robin Zimpfer
Executive Director

RZ:JC:DL:TE:JMP:TK:kh
S:\RealProperty\Real Property\DIST\1107-1-003.Fm11.doc

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:	006/2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

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

Mark Stiles

Mark Stiles

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

Prev. Agn. Ref.: Item 4.6; 2-27-07 District: 5 Agenda Number:

4.1

BACKGROUND (continued):

The subject property consisting of approximately 4.52 acres is located near the southwest corner of 10th Street and Lakeview Avenue in the Nuevo area, and it is more particularly described as Assessor's Parcel Number 426-180-020. The purchase price for the property is \$575,000.

On February 27, 2007, as Item 4.6, the Board of Directors approved the Notice of Intent to Purchase the subject real property. Staff recommends approval of the Resolution giving authorization to purchase said real property.

**RDA RESOLUTION NO. 2007-07
AUTHORIZATION 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 the 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 Agency has negotiated a purchase price of \$575,000 for Assessor's Parcel Number 426-180-020 (Property), more particularly described in the Exhibit "A", attached hereto; and

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

WHEREAS, the purchase of the Property will assist the Agency in implementing the Lakeview/Nuevo Sub Area Redevelopment Plan (Plan) and it will also assist in the elimination of physical blighting conditions within the I-215 Corridor Project Area; and

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

1 Environmental Quality Act.

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

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

7 2. That the Redevelopment Agency for the County of Riverside is authorized
8 to purchase real property in the Lakeview/Nuevo Area.

9 3. That the Chairman of the Board of Directors is hereby authorized to
10 execute any and all documents necessary to purchase the real property from Edwin
11 Adrian Mauel and Carole Ann Mauel, Trustee(s) of the Edwin Adrian Mauel and Carole
12 Ann Mauel Living Trust, Dated July 24, 1999.

13 4. That the Executive Director of the Redevelopment Agency or designee is
14 hereby authorized to take the necessary actions and execute any related documents to
15 complete this purchase.

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

28 ///

FORM APPROVED
COUNTY COUNSEL

MAR 20 2007

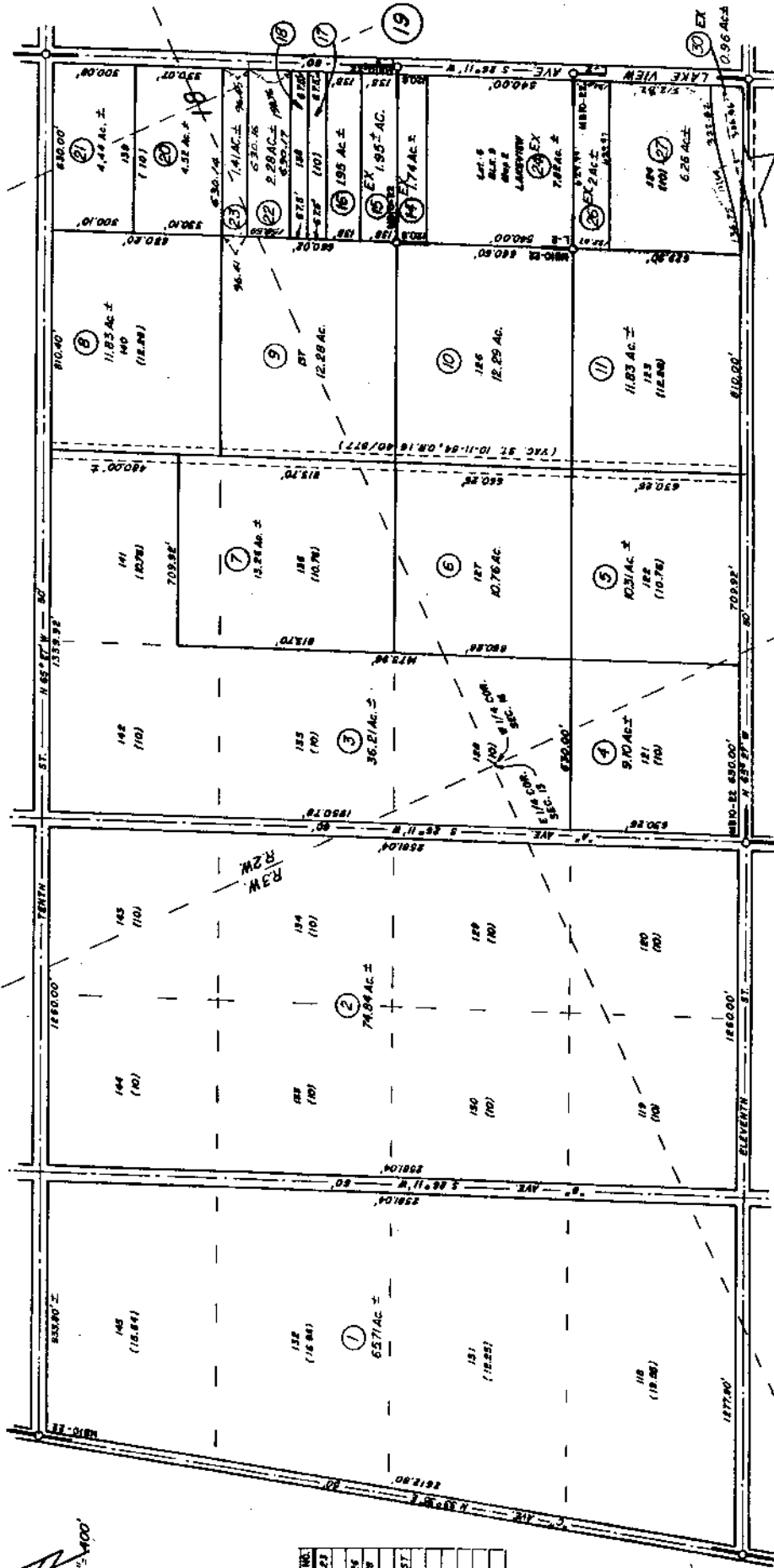
BY 

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.

PORS. OF SEC. 13, T4S, R.3W & SEC. 18, T4S, R.2W.

17



BK. 307

DATE	OLD NO.	NEW NO.
2/78	18	21, 23
3/78	813	24
3/82	12	25, 26
9/82	28	27, 28
6/85	29	30, 31

BK. 307

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

JUN 1970

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

DRAWN BY: RS 48/40-45
RS 71/28