

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



FROM : SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY **SUBMITTAL DATE:**

September 28, 2016

SUBJECT: Long Range Property Management Plan Approval of the Amendment to the Amended Long-Range Property Management Plan, All Districts, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the approval of the amendment to the Amended Long-Range Property Management Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b) (3);
2. Approve Resolution No. 2016-022, approving the amendment to the Amended Long-Range Property Management Plan (LRPMP);
3. Authorize staff to submit the amendment to the Amended Long-Range Property Management Plan to the Oversight Board and then the Department of Finance (DOF) for approval; and
4. Direct the Clerk of the Board to file the Notice of Exemption upon approval by the Oversight Board.

Rohini Dasika Rohini Dasika 9/28/2016 *Alex Gann* Alex Gann 10/18/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year:	16/17

C.E.O. RECOMMENDATION: [CEO use]

MINUTES OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

On motion of Supervisor Tavaglione, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved pending final action by the oversight board.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: October 25, 2016
 xc: E.O., Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By: *[Signature]*
 Deputy

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

BACKGROUND:

Summary (continued)

The Successor Agency (Agency) originally submitted the Long Range Property Management Plan (LRPMP) to the Department of Finance (DOF) on October 1, 2014. After initial DOF review, in May 2015, DOF notified the Agency that eight (8) properties categorized as "transfer for governmental use" needed to be re-classified as "disposal" properties. The proposed revisions were set forth in the Amended Long Range Property Management Plan (Amended LRPMP). The Board of Supervisors approved the Amended Long Range Property Management Plan via Resolution No. 2015-010 on September 15, 2015, Agenda Item 4-1; and the Oversight Board approved the Amended LRPMP on November 5, 2015. The DOF subsequently approved the Amended LRPMP on December 18, 2015. Resolution No. 2015-010 is attached hereto as Attachment A.

The Mecca Triangle Park property located in the unincorporated community of Mecca, identified as APN 727-184-036 (Mecca Triangle Park property), was re-classified as a "disposal" property in the Amended LRPMP pursuant to the Board action taken on September 15, 2015. During implementation of the Amended LRPMP, Agency staff, through communication with residents of Mecca, discovered that a recorded Grant Deed in the chain of title to the Mecca Triangle Park property contained a covenant restricting the use of the land as a public park. The subject Grant Deed is attached as Attachment A.

To comply with the use restrictions set forth in the subject Grant Deed, Agency staff recommends amending the Amended LRPMP to re-classify the Mecca Triangle Park property from the "disposal" category into the "transfer for governmental use" category. The attached Resolution No. 2016-022 details the proposed change in category, and authorizes submittal of this action to the Oversight Board and the DOF thereafter, for approval.

The Successor Agency has reviewed and determined that the proposed amendment to the Amended LRPMP is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b) (3) as the proposed project is the amendment of the Amended LRPMP to change the classification of the Mecca Triangle Park property from the "disposal" category to the "transfer for governmental use" category, a purely administrative activity, and no development is contemplated. It can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts.

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

Impact on Residents and Businesses

The re-classification of the Mecca Triangle Park property into the "transfer for governmental use" category will comply with the covenant contained in the Grant Deed in the chain of title as well as provide the residents of Mecca with a passive park.

1 BOARD OF SUPERVISORS

SUCCESSOR AGENCY TO THE
2 REDEVELOPMENT AGENCY FOR
3 THE COUNTY OF RIVERSIDE

4
5 RESOLUTION NO. 2016-022

6 RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
7 FOR THE COUNTY OF RIVERSIDE APPROVING THE AMENDMENT TO THE AMENDED
8 LONG-RANGE PROPERTY MANAGEMENT PLAN (LRPMP) AND AUTHORIZING
9 TRANSMITTAL TO THE OVERSIGHT BOARD AND DEPARTMENT OF FINANCE FOR
10 APPROVAL

11
12 WHEREAS, the County of Riverside serves as the successor agency ("Successor
13 Agency") to the former Redevelopment Agency for the County of Riverside ("former RDA")
14 pursuant to Assembly Bill x1 26 ("Redevelopment Dissolution Act") and Assembly Bill 1484
15 ("AB 1484") as codified in the California Health and Safety Code;

16 WHEREAS, AB 1484 was enacted in June 2012, requiring all successor agencies for
17 former redevelopment agencies that owned property at the time of the dissolution in 2011 to
18 prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition
19 and use of the identified real properties vested under the former redevelopment agency for
20 consideration by their respective oversight boards and the Department of Finance ("DOF") for
21 purposes of administering the winding down of redevelopment activity;

22 WHEREAS, pursuant to Health and Safety Code Section 34191.5 (c), the LRPMP
23 shall include an inventory of all properties owned by the former RDA at the time of dissolution,
24 and provide recommendations for appropriate means of disposal and use of each parcel as
25 identified in the LRPMP;

26 WHEREAS, the Successor Agency received a Finding of Completion ("FOC") from the
27 DOF on April 18, 2014;

28

1 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5 (b), the LRPMP was
2 submitted to the Oversight Board for the Successor Agency to the Redevelopment Agency for
3 the County of Riverside ("Oversight Board") on September 18, 2014 and to the DOF on
4 October 1, 2014;

5 **WHEREAS**, the DOF requested clarification regarding certain properties and a change
6 in the permissible use for those properties under the "Governmental Use" category. The DOF
7 required revisions were memorialized in the Amended Long Range Property Management
8 Plan ("Amended LRPMP");

9 **WHEREAS**, that certain real property known as the Mecca Triangle Park property and
10 identified as APN 727-184-036 ("Mecca Triangle Park property") was reclassified from the
11 "Transfer for Governmental Use" category to the "Disposal" category in the Amended LRPMP
12 pursuant to DOF direction;

13 **WHEREAS**, the Amended LRPMP was approved by DOF on December 18, 2015;

14 **WHEREAS**, during implementation of the Amended LRPMP, Successor Agency staff,
15 through communications with resident of Mecca, discovered that a Grant Deed in the chain of
16 title to the Mecca Triangle Park property contained a covenant restricting the use of the land
17 as a public park. The subject Grant Deed is attached hereto as Exhibit A and incorporated
18 herein by this reference;

19 **WHEREAS**, to comply with the use restrictions set forth in the subject Grant Deed, the
20 Successor Agency desires to amend the Amended LRPMP to reclassify the Mecca Triangle
21 Park property from the "Disposal" category back into the "Transfer for Governmental Use"
22 category by amending the Amended LRPMP as proposed herein;

23 **WHEREAS**, the Successor Agency has reviewed and determined that the proposed
24 amendment to the Amended LRPMP is categorically exempt from the California
25 Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b) (3) as
26 the proposed project is the amendment of the Amended LRPMP to change the classification
27 of the Mecca Triangle Park property from the "Disposal" category to the "Transfer for
28 Governmental Use" category, a purely administrative activity, and no development is

1 contemplated. It can be seen with certainty that there is no possibility that the activity in
2 question will have a significant impact on the environment and will not lead to any direct or
3 reasonably foreseeable indirect physical environmental impacts; and
4

5 **WHEREAS**, the Successor Agency desires to approve the amendment to the
6 Amended LRPMP and transmit to the Oversight Board and the DOF thereafter for approval as
7 required by applicable law.

8 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED AND**
9 **ORDERED** by the Board of Supervisors of the Successor Agency to the Redevelopment
10 Agency for the County of Riverside ("Board"), in regular session assembled on October 18,
11 2016, in the meeting room of the Board of Supervisors located on the 1st floor of the County
12 Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

13 **Section 1. Recitals.** The Recitals set forth above are true and correct and
14 incorporated herein by reference.

15 **Section 2. Approval of the Amendment to the Amended Long-Range Property**
16 **Management Plan.** To comply with the use restrictions set forth in the Grant Deed attached
17 hereto as Exhibit A, the Successor Agency hereby approves and adopts the amendment to
18 the Amended Long-Range Property Management Plan which reclassifies that certain real
19 property known as the Mecca Triangle Park property and identified as APN 727-184-036 from
20 the "Disposal" category into the "Transfer for Governmental Use" category, as required by
21 Health and Safety Code Section 34191.5.

22 **Section 3. Transmittal to Appropriate Agencies.** The Deputy County Executive
23 Officer is hereby authorized and directed to transmit this action to the Oversight Board and the
24 Department of Finance for approval.

25 **ROLL CALL:**

26 **Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley
27 **Nays:** None
28 **Absent:** None

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

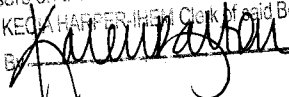
KECIA HARRER-JHEM Clerk of said Board
By  Deputy

EXHIBIT A

BOOK 1730 422

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Grant Deed

L.R.S. - -

MECCA SCHOOL DISTRICT

(GRANTOR - GRANTOR)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Do. as Hereby Grant to COACHELLA VALLEY/PARK AND PARKWAY DISTRICT

the real property in the
County of Riverside State of California, described as follows:

Lot 9 as shown by Amended Map of Mecca Townsite, as shown by map on file in Book 9 page 93 of Maps, Riverside County Records.

SUBJECT TO:

- 1. Taxes for the fiscal year 1954-55;
- 2. Covenants, conditions, restrictions, reservations and rights of way of record.
- 3. Reversion of title to grantor herein, its successors or assigns, in the event the above described property is used for any other purpose than that of a public park.

Dated March 2, 1955

Mecca School District
J. P. Gordon - Clerk of Board
O. J. Cochran
B. S. Cook

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On March 14, 1955 before me, *Gill Myers* a Notary Public in and for said County and State, personally appeared

T. P. Gordon
O. J. Cochran
B. S. Cook

knows me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal
Gill Myers
Notary Public in and for said County and State

28603

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO
3900 Mendocino St. Riverside
ORDER No. ESCROW No.

SPACE BELOW FOR RECORDER'S USE ONLY
RECEIVED FOR RECORD
MAY 2 1955
W. J. Steele
BOOK 1730 PAGE 420
JACK A. BOG
John D. ...
FILES 2

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COACHELLA VALLEY RECREATION PARK AND PARKWAY DISTRICT ACCEPTING THE DEED OF MECCA SCHOOL DISTRICT OF THE PARCEL OF LAND HEREDINAFTER REFERRED TO.

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ALEXANDER W. STAPLER
ATTORNEY AT LAW
1000 G STREET
RIVERSIDE, CALIFORNIA
92501

RECORDED IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY CALIFORNIA
BOOK 1730 PAGE 420

WHEREAS, MECCA SCHOOL DISTRICT, a political subdivision of the State of California, has offered to Deed to the Coachella Valley Recreation Park and Parkway District, the parcel of land hereinafter described for the uses and purposes of said Recreation District, for the nominal consideration of One Dollar (\$1.00), and

WHEREAS, this Board of Directors finds that it is in the best interests of this Recreation District that said land be accepted, and the land used for the uses and purposes of said Recreation District,

NOW, THEREFORE, BE IT RESOLVED as follows:

(1) That the Deed of Mecca School District dated March 2, 1955, in favor of the Coachella Valley Recreation Park and Parkway District conveying title to said lands described as follows, to-wit:

The real property in the County of Riverside, State of California described as follows:

Lot 9 as shown by Amended Map of Mecca Townsite, as shown by map on file in Book 9 page 93 of Maps, Riverside County Records.

SUBJECT TO:

1. Taxes for the fiscal year 1954-55.
2. Covenants, conditions, restrictions, reservations and rights of way of record.
3. Reversion of title to grantor herein, its successors or assigns, in the event the above described property is used for any other purpose than that of a public park.

be accepted.

(2) That the Secretary of the Coachella Valley Recreation Park and Parkway District be, and he is hereby authorized and directed to cause said Deed to be recorded in the office of the County Recorder of Riverside County California.

PASSED, APPROVED and ADOPTED this 4th day of April, 1955.

[Signature]
President

ATTEST:
[Signature]
Secretary

1 STATE OF CALIFORNIA) ss
2 COUNTY OF RIVERSIDE)

3 I, CHARLES GRAHAM, Secretary of the Coachella Valley Recreation Park
4 and Parkway District, do hereby certify that the foregoing Resolution No. _____
5 was adopted at a regular meeting of the Board of Directors of the Coachella
6 Valley Recreation Park and Parkway District, held on the 4th day of April, 1955.

7 ABSENT: Directors

8 ABSENT: Directors

9 ABSENT: Directors

10 IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of April,
11 1955.

Charles Graham
Secretary

ALEXANDER W. STAPLES
ATTORNEY AT LAW
506 LEWIS BUILDING
RIVERSIDE, CALIF. 92501
PHONE 7-2328

15 STATE OF CALIFORNIA) ss
16 COUNTY OF RIVERSIDE)

17 I, CHARLES GRAHAM, Secretary of the Coachella Valley Recreation Park
18 and Parkway District, do hereby certify the foregoing to be a full, true and
19 correct copy of Resolution No. _____, of the Board of Directors of the
20 Coachella Valley Recreation Park and Parkway District, adopted by said Board
21 at a regular meeting thereof on the 4th day of April, 1955.

Charles Graham
Secretary



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

11/4/16
Date

Initial

NOTICE OF EXEMPTION

October 5, 2016

Project Name: Long Range Property Management Plan 2nd Amendment, Reclassification of Mecca Triangle Park, unincorporated community of Mecca, County of Riverside

Project Number: ED190019417

Project Location: Along Eastside of Hammond Road, between 2nd Street and 66th Avenue, east of Highway 111, unincorporated community of Mecca, Riverside County, California; Assessor's Parcel Number (APN): 727-184-036 (See attached exhibits)

Description of Project: The Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is required to conclude the affairs of the former Redevelopment Agency for the County of Riverside. A Long-Range Property Management Plan (LRMP) was created and approved by the Department of Finance on December 18, 2015, which identified all assets owned and appropriate disposition strategies. In the LRMP, one of the eight properties whose use was changed from the category of "transfer to government" to "disposal" has since been discovered to have a deed restriction on the property. The subject property, identified as the Mecca Triangle Park property, APN 727-184-036 (parcel) has a grant deed dated April 11, 1955, which restricts the use of the property as a public park. Pursuant to the grant deed and covenant, the Agency wishes to amend the LRPMP by re-classifying the Mecca Triangle Park property into the "transfer for governmental use" category. Resolution No. 2016-022 details the proposed change in category, and authorizes submittal of this action to the Oversight Board. The amendment to the LRMP to change the classification of the property to transfer for governmental use is identified as the proposed Project under the California Environmental Quality Act (CEQA). The proposed Project is limited to the change in classification of property, which will keep the property under government ownership instead of being sold. The change in classification will result in adherence to the deed restriction on the property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301 Existing Facilities Exemption; Section 15061(b)(3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

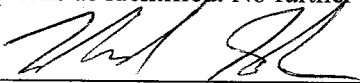
10.25.16 4-5

- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Housing Authority, Information Technology, Maintenance, Marketing, Economic Development, Edward-Dean Museum, Environmental Planning, Fair & National Date Festival, Foreign Trade, Graffiti Abatement, Parking, Project Management, Purchasing Group, Real Property, Redevelopment Agency, Workforce Development

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project is the amendment to the LRMP, which reclassifies the subject property from being sold to being transferred for government use. The property will be retained by the County and the use of the property will be restricted to use as a public park, consistent with the restriction on the Grant Deed. The Project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments and will not result in any physical changes to the existing site. Any future development at this property would require a full evaluation under CEQA at that time. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed reclassification of the property is an administrative action and will not have an effect on the environment; thus, no environmental impacts are anticipated to occur.

- **Section 15301 Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, is an amendment to the LRMP, which reclassifies the subject property from being disposed to being transferred for government use. The property would remain in its existing condition and is limited to an administrative change in land use classification. The property would not require any expansion of public services and facilities; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b)(3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *Muzzy Ranch Co. v Solano County Airport Land Use Comm'n* (2007) 41 Cal.4th 372. With certainty, there is no possibility that the Project may have a significant effect on the environment. As stated, the Project is merely the reclassification of the use of the property identified in the LRMP. Any future activity or change to the property at the location would require CEQA review. Therefore, in no way would the Project, as proposed, have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project, as proposed, meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed:  Date: 10/5/16

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Long Range Property Management Plan 2nd Amendment, Reclassification of Mecca Triangle Park, located in the unincorporated community of Mecca, County of Riverside

Accounting String: 524830-47220-7200400000- ED190019417

DATE: October 5, 2016

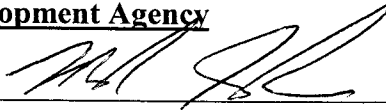
AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: _____



PRESENTED BY: Monica Tlaxcala, Real Estate Division, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: October 5, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # ED190019417**
Long Range Property Management Plan 2nd Amendment, Reclassification of Mecca Triangle Park,
located in the unincorporated community of Mecca, County of Riverside

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file