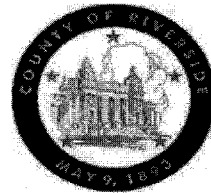


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
3.19  
(ID # 3027)

**MEETING DATE:**  
Tuesday, December 13, 2016

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Transfer interest and operational control of community facilities in the Lakeland Village area and corresponding tax funding from the Riverside County Regional Park and Open-Space District to the County of Riverside, CEQA Exempt, District 1, [\$206,550] Fund 33200 Co Community Parks 100%

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find the transfer of interest and control of existing facilities to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Approve the transfer of interest and operations control of the Lakeland Village Community Center to the County of Riverside on behalf of the Economic Development Agency as of January 1, 2017;

**ACTION:** Policy, 4/5 Vote

*Jeff Van Wageningen*  
Jeff Van Wageningen 11/30/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:
COST	\$ 206,550	\$ 0	\$ 206,550	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 33200 Co Community Parks 100%			<b>Budget Adjustment:</b> Yes	
			<b>For Fiscal Year:</b> 2016/17	

**C.E.O. RECOMMENDATION:** Approved

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione Washington and Ashley  
Nays: None  
Absent: Benoit  
Date: December 13, 2016  
xc: EDA, Auditor

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

**3-19**

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Adopt Resolution No. 2016-238 Acceptance of Conveyance of Fee Simple Interest in Real Property known as Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072 by Grant Deed from the Riverside County Regional Park and Open-Space District;
4. Authorize the Chairman of the Board to execute the certificate of acceptance for the conveyance of the aforementioned fee simple interests in real property in favor of the County for the Grant Deed;
5. Authorize and approve the transfer of assets of Fund 33200 as of the date of Board Approval as shown in Attachment A;
6. Approve and direct the Auditor-Controller to transfer the remaining available budget for fund 33200 for FY16-17 as of the date of Board Approval as shown in Attachment B;
7. Approve and direct the Auditor-Controller to amend the property tax allocation for fund 33200 as of the date of Board Approval as shown in Attachment C; and
8. Authorize and accept the transfer of General Ledger balances as of the date of Board Approval as shown in Attachment D; and
9. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete the conveyance.

**BACKGROUND:**

**Summary**

The decisions to transfer the Perret Park property, Fund 33200, and control of the Lakeland Village Community Center facility to the Riverside County Regional Park and Open-Space District (District) were all predicated on two other agreements in place between the County of Riverside Economic Development Agency (EDA) and the District.

First, the Service Agreement for Park Maintenance and Recreation Services (Service Agreement) on behalf of the County Service Areas (CSA) and second, the Memorandum of Understanding (MOU) for the transfer of responsibility and operations of County Community Centers.

The Perret Park facility and the Lakeland Village Community Center operations were well aligned with the Service Agreement and MOU between the District and EDA and afforded the District economies of scale in operating these sites in conjunction with other CSA parks and County Community Centers.

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

As of July 1, 2016 the Service Agreement has expired and operation and control of the CSA parks has been relinquished to EDA. As of January 1, 2017 the MOU will be amended to relinquish operation and control of the County Community Centers to EDA. In concurrence with these developments and in order to maintain efficient and responsible management of County Assets and Funds, the District has requested, and EDA has agreed, to convey the real property interest and operational control of Perret Park, operational control of the Lakeland Village Community Center, and the property tax allocation Fund 33200 which supports these facilities back to EDA.

The District has prepared a Notice of Exemption to address the proposed project that will be considered by the Board of Directors for the District. The proposed project will also be considered by the Riverside County Boards of Supervisors as part of a separate approval. As part of the supporting documentation for compliance with CEQA, the Riverside County Board of Supervisors concurs with the finding of exempt identified in the Notice of Exemption prepared by the District. The Riverside County Board of Supervisors concurs with the exempt finding in the Notice of Exemption prepared by the District for the following reasons. With certainty, there is no possibility that the project may have a significant effect on the environment. The project, as proposed, is limited to the transfer of interest and responsibility for operations from the District back to the County. The use of the facility would continue to act as a community center for the public and would not change and would not result in an increase in capacity or intensity of use. 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 will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have a potential significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. Therefore, the project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301.

**Lakeland Village Community Center:**

In 2010, the Lake Elsinore Unified School District (School District) closed the Butterfield Elementary School, combining it with the Lakeland Village Middle School to form the Lakeland Village School, a K-8 facility. The School District later considered renovating the 18.5 acre facility school site but abandoned the proposals when it was determined that it would be cost prohibitive to bring the school site up to current state standards. Consequently, in early 2014, the School District elected to sell the property, and then the County negotiated a purchase of the property from the School District.

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

On March 10, 2015, by Minute Order 3.16, the Board of Supervisors adopted Resolution No. 2015-042 authorizing the purchase of the real property known as 16275 Grand Avenue, Lakeland Village.

Once acquired by the County, the property was assigned to the Riverside County Parks Department who has since worked in conjunction with the 1st District Supervisor's office and EDA to develop this property into the current Lakeland Village Community Center.

**Fund 33200:**

On July 28, 1999, the Ortega Trail Recreation and Park District (OTRPD) submitted an application to the Local Agency Formation Commission [LAFCO 99-14-1] requesting the dissolution of OTRPD.

On November 23, 1999, the County Board of Supervisors approved item 3.5 regarding the dissolution of OTRPD into the County, adopting Resolution No. 99-433 which established the exchange of property tax revenue and assets from OTRPD to the County as the successor in interest. Assets were distributed to County agencies, and property tax revenue was placed into Fund 33200 in support of managing former OTRPD sites.

On March 15, 2005, the Board of Supervisors authorized the transfer of Fund 33200 and its assets to EDA, along with the undeveloped Perret Park, for the purpose of developing, managing and maintaining the park. With the use of Redevelopment funds, Perret Park was completed in 2008.

On August 18, 2015 the Board of Supervisors authorized the transfer of Fund 33200 and its assets to the District for the purpose of development, future maintenance, and operation of Perret Park, and the development, future maintenance and operation of Lakeland Village Community Center.

**Perret Park:**

On March 15, 2016 the Board of Supervisors adopted Resolution 2016-056, authorizing the conveyance of the real property known as Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072 to the District by Grant Deed.

**Impact on Citizens and Businesses**

The transfer of responsibility and control of these assets will allow for the most efficient use of EDA and District resources, thus providing the best programs and facilities to the citizens of the area.

**Additional Fiscal Information**

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

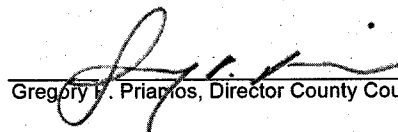
The District initially budgeted for \$304,000 revenue and \$571,250 expenditures for FY16-17. It is estimated that as of the date of Board Approval, the remaining available budget will be \$171,000 revenue and \$206,550 expenditures (Attachment B). The actual available budget as of the date of Board Approval may differ from these estimates due to ongoing activities at Perret Park and Lakeland Village Community Center, and the resulting budget transfer amount may be adjusted to be able to transfer available balances.

Attachments:  
Attachment A  
Attachment B  
Attachment C  
Attachment D  
Aerial Image  
Resolution 2016-238

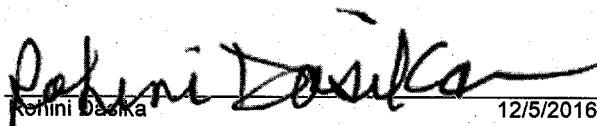
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Minute Traq ID 3027

  
\_\_\_\_\_  
Susana Garcia

12/2/2016

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel

11/30/2016

  
\_\_\_\_\_  
Korini Dasika

12/5/2016

# ATTACHMENT D

## TRANSFER GENERAL LEDGER BALANCES AS OF BOARD APPROVAL DATE:

### FROM:

33200	931002	101100	Cash
		201100	Accounts Payable
		204100	Use Tax Payable
		321100	Restricted General
		321101	Restricted Program Money
		322100	Rst. For Construction/Cap Proj

### TO:

33200	915201	101100	Cash
		201100	Accounts Payable
		204100	Use Tax Payable
		321100	Restricted General
		321101	Restricted Program Money
		322100	Rst. For Construction/Cap Proj

FORM APPROVED COUNTY COUNSEL  
BY: R. TODD FRAHM  
DATE: 11/30/16

Board of Supervisors

County of Riverside

RESOLUTION NO. 2016-238

ACCEPTANCE OF CONVEYANCE OF FEE SIMPLE INTEREST

IN REAL PROPERTY FROM THE RIVERSIDE COUNTY REGIONAL PARK & OPEN SPACE

DISTRICT BY GRANT DEED

WHEREAS, the Riverside County Regional Park & Open Space District ("District") is the owner certain real property consisting of 4.78 acres of vacant land, identified with Assessor Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072; located in Lakeland Village, an unincorporated area of the County of Riverside, State of California ("Property");

WHEREAS, the District desires to convey the Property to the County of Riverside ("County") for the operation of Perret Park;

WHEREAS, the County desires to accept the Property from the District;

WHEREAS, the District has prepared a Notice of Exemption to address the proposed project that will be considered by the Board of Directors for the District. The proposed project will also be considered by the Riverside County Boards of Supervisors as part of a separate approval. As part of the supporting documentation for compliance with CEQA, the Riverside County Board of Supervisors concurs with the finding of exempt identified in the Notice of Exemption prepared by the District. The Riverside County Board of Supervisors concurs with the exempt finding in the Notice of Exemption prepared by the District for the following reasons. With certainty, there is no possibility that the project may have a significant effect on the environment. The project, as proposed, is limited to the transfer of interest and responsibility for operations from the District back to the County. The use of the facility would continue to act as a community center for the public and would not change and would not result in an increase in capacity or intensity of use. 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 will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have a

1 potential significant effect on the environment. The project would not result in impacts to  
2 scenic highways, hazardous waste sites, historic resources, or other sensitive natural  
3 environments, or have a cumulative effect to the environment. Therefore, the project is exempt  
4 as the project meets the scope and intent of the Common Sense Exemption identified in  
5 Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301; and

6 **WHEREAS**, the County and the District concur that it would be in both parties best  
7 interest to transfer the Property to the County; now, therefore,

8 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the  
9 County of Riverside, in regular session assembled on December 6, 2016, in the meeting room  
10 of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center, 4080  
11 Lemon Street, Riverside, California, that this Board, based upon a review of the evidence and  
12 information presented on the matter, as it relates to the conveyance has determined that the  
13 proposed conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines  
14 Section 15061(b)(3) and Class 1 Categorical Exemption identified in Section 15301 because it  
15 can be seen with certainty that there is no possibility that the activity in question will have a  
16 significant effect on the environment because it merely involves the conveyance of title to real  
17 property and no construction activities or development is to occur.

18 **BE IT FURTHER RESOLVED, DETERMINED** that this Board authorizes the  
19 acceptance of the Property by Grant Deed from the District the following described real  
20 property: Certain fee interest in real property located in Lakeland Village, and unincorporated  
21 area of the County of Riverside, State of California, identified with Assessor Parcel Numbers  
22 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-  
23 071 and 381-174-072, more particularly described in Exhibit "A", Legal Description, attached  
24 hereto and made a part hereof.

25 **BE IT FURTHER RESOLVED, DETERMINED** that the Chairman of the Board is  
26 authorized to execute the certificate of acceptance of the Grant Deed on behalf of the County  
27 to complete the conveyance of real property and this transaction.  
28



1 **BE IT FURTHER RESOLVED AND DETERMINED** that the Assistant County Executive  
2 Officer/EDA or designee authorized to execute any documents to complete this transaction.

3 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board of  
4 Supervisors is directed to give notice hereof as provided in Section 6061 of the Government  
5 Code.

6  
7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Washington and Ashley  
9 Nays: None  
Absent: Benoit

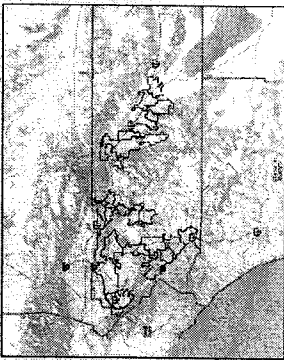
10 The foregoing is certified to be a true copy of a resolution duly  
11 adopted by said Board of Supervisors on the date therein set forth.

12 KECIA HARPER-IHEM, Clerk of said Board

13 By   
14 Deputy

# PERRET PARK TRANSFER

Lakeland Village



Legend



0 326 652 Feet



REPORT PRINTED ON... 11/15/2016 4:35:10 PM

© Riverside County RCIT GIS

### Notes

District 1  
APN: 381-174-023, 381-174-024,  
381-174-025, 381-174-026,  
381-174-027, 381-174-055,  
381-174-071, and 381-174-072

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

CERTIFICATE OF ACCEPTANCE

Perret Park with Assessor's Parcel Numbers 381-174-023, 381-174-024, 381-174-025, 381-174-026, 381-174-027, 381-174-055, 381-174-071 and 381-174-072

This is to certify that the interest in real property conveyed by the Grant Deed from the RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT, a park and open-space district, to the COUNTY OF RIVERSIDE, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors on the date below and the COUNTY OF RIVERSIDE consents to the recordation thereof by its duly authorized officer.

Date December 13, 2016

COUNTY OF RIVERSIDE, a political subdivision of the State of California

By: John J. Benoit  
John J. Benoit, Chairman  
Board of Supervisors

ATTEST:

KECIA HARPER-IHEM, Clerk

By: Kecia Harper-Ihem  
DEPUTY

DEC 13 2016 3.19

Exhibit "A"  
Legal Descriptions

PARCEL 1:

ALL THAT PORTION OF LOT 5 IN BLOCK "D" OF THE RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1 OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS; SAID CORNER ALSO BEING IN THE SOUTHWESTERLY LINE OF SAID LOT 5;

THENCE SOUTH  $53^{\circ} 31'$  EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 14 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2, AS DESCRIBED IN DEED TO MELVILLE L. HALLER AND MARY AGNES HALLER, HUSBAND AND WIFE, RECORDED MARCH 25, 1964 IN BOOK 3647 PAGE 206 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, 84 FEET TO THE MOST WESTERLY CORNER OF THE NORTHWEST, 83.5 FEET OF THE SOUTHEAST, 167 FEET OF THE NORTHWEST, 495 FEET OF SAID LOT 5;

THENCE NORTH  $36^{\circ} 30'$  EAST, ALONG THE NORTHWESTERLY LINE OF SAID NORTHWEST, 89.5 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 5;

THENCE NORTH  $53^{\circ} 30'$  WEST, ALONG SAID NORTHEASTERLY LINE, 84 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 2;

THENCE SOUTH  $36^{\circ} 30'$  WEST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 2, TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THE NORTHWEST 83.5 FEET OF THE SOUTHEAST, 167 FEET OF THE NORTHWEST, 495 FEET OF LOT 5 IN BLOCK "D" OF THE RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

PARCEL 3:

THE SOUTHEAST 83.5 FEET OF THE NORTHWEST, 495 FEET OF LOT 5 IN BLOCK "D" OF RESUBDIVISION OF BLOCK "D" OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS, WHICH LIES NORTHEASTERLY OF COUNTRY CLUB HEIGHTS, LAKELAND UNIT, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RIVERSIDE COUNTY RECORDS.

381-174-023, 381-174-024, 381-174-025

Parcel 4:

PARCEL 2: THAT PORTION OF LOT 5 IN BLOCK D OF THE RESUBDIVISION OF BLOCK D OF ELSINORE, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LYING NORTHERLY OF THE NORTHERLY LINE OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; EXCEPTING THEREFORE THE NORTHWESTERLY 495 FEET THEREOF.

381-174-026

Parcel 5:

Lot 17 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-027

Parcel 6:

Lot 18 of Country Club Heights Tract Lakeland Unit, in the County of Riverside, State of California, as per map recorded in Book 17, Page 52 of Maps, Riverside County Records.

381-174-053

Parcel 7 & 8

PARCEL 1: LOTS 33 AND 34 OF COUNTRY CLUB HEIGHTS, LAKELAND UNITE, AS SHOWN BY MAP ON FILE IN BOOK 17, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

381-174-054, 381-174-055