

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



**ITEM
3.11
(ID # 4013)**

MEETING DATE:

Tuesday, May 9, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Resolution No. 2017-088, Acceptance of Transfer of Real Property located in Thermal, CA from the Successor Agency to the Redevelopment Agency for the County of Riverside to the County of Riverside, To Be Retained for Future Development; District 4; CEQA Exempt (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the discretionary action to accept the transfer of property is not a project as defined in California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption, and Section 15378;
2. Adopt Resolution No. 2017-088 Acceptance of Conveyance of Fee Simple Interest in Real Property located in Thermal, California, County of Riverside, Assessor's Parcel Number 757-062-003 by Grant Deed to the County of Riverside to be Retained for Future Development;
3. 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;

ACTION: Policy

Jeff Van Wagenen, Managing Director EDA 4/6/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 9, 2017
xc: EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. 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; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

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:	
			2016/2017	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

ABx1 26 enacted in June 2011 (as amended by AB 1484 in June 2012, collectively the Dissolution Act) charges the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) with winding down the affairs of the former Redevelopment Agency for the County of Riverside (RDA). Pursuant to Health and Safety Code Section 34191.5, added by the Dissolution Act, the Successor Agency prepared a Long Range Property Management Plan (LRPMP) which identified all real property assets owned by the former RDA and recommended appropriate disposition strategies for each identified parcel. The LRPMP includes property profiles, a description of each property's potential use and an explanation of the benefit of the proposed disposition strategy to the surrounding community. The LRPMP was approved by the California Department of Finance (DOF) on December 18, 2015. Pursuant to Health and Safety Code Section 34191.3 (a) the approved LRPMP shall govern, superseding all other provisions relating to the disposition and use of the real property assets of the former redevelopment agency.

The LRPMP designated that certain real property consisting of approximately 4.38 acres, located off Highway 111 between Church Street and Olive Street in the community of Thermal, California, identified by Assessor's Parcel Number 757-062-003, as depicted on the attached site map (Property) as being transferred to the County of Riverside (County) for future development. The Property is suited for a public use development such as a park or expansion of the adjacent community center. The County desires to accept the transfer of the Property for future development, eliminating community blight and satisfying community needs for public amenities. Investment in the development of the Property will encourage reinvestment by

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existing residents and businesses, thus increasing the economic value of the community. County staff has already entered into preliminary discussions with the Coachella Valley Unified School District and the Desert Recreation District in connection with the possible construction and maintenance of the future public facility to be located on the Property. A companion item related to the proposed transfer of the Property to the County will be presented to the Board of Supervisors on the same date of this action.

Pursuant to Health and Safety Code section 34180 (f)(1), if the County wishes to retain any properties or other assets for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Health and Safety Code section 34188, for the value of the property retained. Under the Dissolution Act, entities that receive property taxes based on the value of real property lying within the boundaries of the former RDA are entitled to a share of any revenues not needed to meet the enforceable obligations of the former RDA, including those received from sales of properties owned by the former RDA. County staff anticipates presenting to the Board of Supervisors a proposed Compensation Agreement relating to the sale of the Property. The Compensation Agreement, if approved, will be entered into between the County and the various affected taxing entities.

The transfer of property is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment and there are no reasonably foreseeable indirect effects of future development of the property. Therefore, the discretionary action is limited to the transfer of the property, and is not a project under CEQA. A Notice of Exemption is the appropriate CEQA determination until a design concept for the future development of the site can provide reasonably foreseeable information with the appropriate level of public input to conduct additional meaningful environment review under CEQA.

Resolution No. 2017-088, the Grant Deed have been reviewed and approved as to form by County Counsel.

Impact on Residents and Businesses

The transfer of the Property to the County of Riverside pursuant to the DOF approved LRPMP and its future development will benefit the residents and businesses of the community of Thermal by eliminating community blight and enhancing the public services available to the community.

Attachments:

Site Map

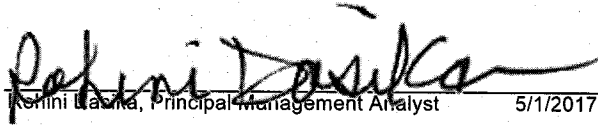
Resolution No. 2017-088

Grant Deed

Notice of Exemption

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RF:JWW:VC:VY:MT:tg 433ED 18.855 13555
Minute Traq ID


Nehni Dasika, Principal Management Analyst

5/1/2017


Gregory H. Priamos, Director County Counsel

4/26/2017

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3 RESOLUTION NO. 2017-088
4 AUTHORIZATION OF ACCEPTANCE OF TRANSFER IN REAL PROPERTY
5 LOCATED IN THE UNINCORPORATED AREA OF THERMAL,
6 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
7 WITH ASSESSOR'S PARCEL NUMBER 757-062-003 BY GRANT DEED

8 WHEREAS, Successor Agency to the Redevelopment Agency for the County of
9 Riverside, a public entity ("Agency"), is the owner of certain real property located in Thermal,
10 California, County of Riverside, State of California, consisting of approximately 4.38 acres of
11 land, identified with Assessor's Parcel No. 757-062-003, and any related improvements,
12 appurtenances and related personal and intangible property ("Property"); and

13 WHEREAS, the County of Riverside, a political subdivision of the State of
14 California ("County") desires to accept the transfer of Property from Agency and the Agency
15 desires to transfer to the County the Property for future development; and

16 WHEREAS, the County has reviewed and determined that the Property is exempt
17 from the provisions of California Environmental Quality Act ("CEQA") specifically by Section
18 21065 and State CEQA Guidelines 15061 (b) (3) as it will not result in direct impacts to the
19 physical environment or reasonably foreseeable indirect effects of future development of the
20 property. Therefore, the discretionary action is limited to the transfer of the property and is not
21 a project under CEQA. A Notice of Exemption is the appropriate CEQA determination until a
22 design concept for the future development of the site can provide reasonably foreseeable
23 information with the appropriate level of public input to conduct additional meaningful
24 environmental review under CEQA.

25 WHEREAS, the County desires to accept this transfer of real property for future
development eliminating community blight and satisfying community needs for public
amenities. Investment in the development of the Property will encourage reinvestment of
existing residents and businesses, increasing the economic value of the communities. County
staff have already entered into preliminary discussions with the Desert Recreation District in

FORM APPROVED COUNTY COUNSEL
BY: *Marsha R. Victor* 5/8/17
MARSHA R. VICTOR DATE

1 connection with the possible construction and maintenance of the future public facility to be
2 located on the Property; now, therefore,

3 BE IT RESOLVED, DETERMINED AND ORDERED by a four-fifths vote of the
4 Board of Supervisors of the County of Riverside, California, ("Board"), in regular session
5 assembled on May 9, 2017, at 9:00 a.m. or thereafter, in the meeting room of the Board of
6 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
7 Riverside, California, that this Board, based upon the evidence and testimony present on the
8 matter as it relates to the acceptance of real property interests:

9 1. Has determined that the proposed acceptance is categorically exempt from
10 CEQA Section 21065 and State CEQA Guidelines 15061 (b) (3) as it will not result in direct
11 impacts to the physical environment or reasonably foreseeable indirect effects of future
12 development of the property. Therefore, the discretionary action is limited to the transfer of the
13 property and is not a project under CEQA; and

14 2. Accepts the conveyance of the fee simple interest in real property located in the
15 Thermal Area, County of Riverside, State of California, identified by and as Assessor's Parcel
16 Number 757-062-003, more particularly described in Exhibit "A" Legal Description, attached
17 hereto and thereby made a part hereof.

18 BE IT FURTHER RESOLVED and DETERMINED that the Chairman of the Board of
19 Supervisors of the County of Riverside is authorized to execute the Certificate of Acceptance to
20 complete the conveyance of real property and this transaction.

21 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County
22 Executive Officer/EDA or his designee, is authorized to execute any other documents to
23 complete this transaction.

24 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of
25 Supervisors has given notice hereof as provided in Section 6063 of the Government Code.

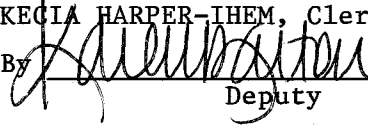
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BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to file the Notice of Exemption with the County Clerk within five working days of approval by the Board.

ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board
By  Deputy

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**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situated in the County of Riverside, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ALSO BEING A PORTION OF PARCEL 2 OF THAT CERTAIN GRANT DEED RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 254309, OFFICIAL RECORDS OF RIVERSIDE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89°32'28" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 A DISTANCE OF 466.71 FEET TO A LINE BEING PARALLEL WITH THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 00°01'46" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 466.71 FEET TO A LINE PARALLEL WITH THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°32'28" WEST ALONG LAST SAID PARALLEL LINE A DISTANCE OF 466.71 FEET TO THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°01'46"

Assessor's Parcel No: 757-062-003