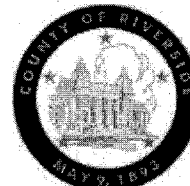


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
4.1
(ID # 4001)**

MEETING DATE:

Tuesday, May 9, 2017

FROM : SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY:

SUBJECT: SUCCESSOR AGENCY: Resolution No. 2017-009, Approving the Transfer of Assessor's Parcel No. 757-062-003, 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 [\$6,500]; Redevelopment Property Tax Trust Fund; CEQA Exempt (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (b)(3);
2. Adopt Successor Agency Resolution No. 2017-009, Authorization to Convey 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;

ACTION: Policy


Alex Gann 5/4/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, 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: EO, EDA, Recorder

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

3. Authorize the Chairman of the Board of Supervisors to execute the attached Grant Deed to convey the real property from the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) to the County of Riverside (County);
4. Authorize the Deputy County Executive Officer, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction;
5. Approve and authorize reimbursement to EDA-Real Estate in the amount not-to-exceed \$6,500 for due diligence and staff expenses; and
6. 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	\$ 6,500	\$ 0	\$ 6,500	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Redevelopment Property Tax Trust Fund (RPTTF)			Budget Adjustment: No	
			For Fiscal Year: 2016/17	

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.

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

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. The proposed public use development would fulfill the former RDA's redevelopment plan by improving community blight and satisfying community needs for public amenities. The proposed transfer to the County for future development will also provide substantial positive fiscal benefits flowing to the affected taxing entities as a result of the development of the Property. Investment in the development of the Property will encourage reinvestment by residents and businesses and increasing the economic value of the community.

Upon acceptance by the County of Riverside, the Successor Agency will convey the Property to the County by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the property to the County of Riverside in accordance with the LRPMP pursuant to Health and Safety Code Section 34180(f)(1).

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 in a separate action. The Compensation Agreement, if approved, will be entered into between the County and the various affected taxing entities.

The Successor Agency's disposition of the Property, in a manner consistent with the Dissolution Act and LRPMP, will facilitate the unwinding of the former RDA by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities. There are not-to-exceed costs of \$6,500 associated with this transaction.

Pursuant to the California Environmental Quality Act (CEQA), the sale of the Property was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061 (b)(3), common sense, general rule exemption. The proposed project is the transfer of vacant real property and no development is contemplated at this time, and it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment the conveyance is merely a transfer in title to the real property; it will not require any construction activities and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any future developments of the Property for a public

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

facility use will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

Staff recommends approval of Resolution No. 2017-009 and the attached Grant Deed, authorizing the transfer of the Property by the Successor Agency to the County for future development pursuant to the LRPMP. Resolution No. 2017-009 and the attached Grant Deed have been reviewed and approved as to legal 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 enhancing the public services available to the community.

SUPPLEMENTAL:

Additional Fiscal Information

The following summarizes the funding necessary for the sale of the real property located in Thermal, identified as Assessor's Parcel Number 757-062-003;

Estimated Title and Escrow Charges	\$ 1,000
Preliminary Title Report	\$ 500
EDA Real Property Staff Time	\$ 5,000
Total Estimated Costs (Not-to-Exceed)	\$ 6,500

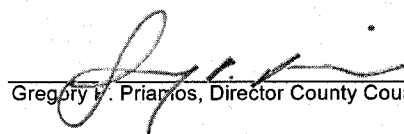
Attachments:

Site Map
Resolution No. 2017-009
Grant Deed
Notice of Exemption

RF:JWW:VC:VY:MT:ra 430ED 18.847 13547
MinuteTrak #:


Nehini LaVina, Principal Management Analyst

5/1/2017


Gregory V. Priamos, Director County Counsel

4/26/2017

1 **BOARD OF SUPERVISOR**

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE

4 **RESOLUTION NO. 2017-009**

5 **RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR**
6 **THE COUNTY OF RIVERSIDE APPROVING THE TRANSFER OF REAL PROPERTY**
7 **LOCATED IN THERMAL, CALIFORNIA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER**
8 **757-062-003 TO THE COUNTY OF RIVERSIDE FOR FUTURE DEVELOPMENT**
9

10 **WHEREAS,** the Redevelopment Agency for the County of Riverside ("Agency") was
11 formed, existed, and exercised its powers pursuant to Community Redevelopment Law
12 (California Health and Safety Code section 33000 et seq. the "CRL");

13 **WHEREAS,** Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484
14 ("Dissolution Act"), added Parts 1.8 and 1.85 to Division 24 of the CRL. As a result of the
15 Dissolution Act, the Agency was dissolved on February 1, 2012 such that the Agency is now
16 deemed a former redevelopment agency under Health and Safety Code section 34173;

17 **WHEREAS,** Upon the dissolution of the former Agency, all authority, rights, powers,
18 duties, and obligations previously vested with the former Agency (except for the former
19 Agency's housing assets and functions) under the CRL have been vested in the Successor
20 Agency to the Redevelopment Agency for the County of Riverside ("Successor Agency") under
21 Health and Safety Code section 34173;

22 **WHEREAS,** pursuant to Health and Safety Code section 34175 (b), all real property
23 and other assets of the former Agency were transferred to the Successor Agency as of
24 February 1, 2012, including, but not limited to that certain real property located in Thermal,
25 California, identified by Assessor's Parcel Number 757-062-003 legally described in Exhibit "A"
26 attached hereto and incorporated herein by this reference ("Property");

27 **WHEREAS,** pursuant to Health and Safety Code section 34191.5 (b), an Amended
28 Long-Range Property Management Plan ("LRPMP") was prepared and submitted for review

1 and approval to the Oversight Board for the Successor Agency to the Redevelopment Agency
2 for the County of Riverside ("Oversight Board") and the California Department of Finance
3 ("DOF"). The LRPMP addresses the disposition and use of the real property owned by the
4 former Agency. The LRPMP was approved by the DOF on December 18, 2015;

5 **WHEREAS**, pursuant to Health and Safety Code Section 34191.3 (a), the approved
6 LRPMP shall govern, superseding all other provisions relating to, the disposition and use of the
7 real property assets of the former redevelopment agency;

8 **WHEREAS**, as permitted under Health and Safety Code section 34191.5 (c), the
9 LRPMP designated as transfer to County of Riverside ("County") for future development, that
10 certain real property consisting of approximately 4.38 acres, located off Highway 111 between
11 Church Street and Olive Street in the community of Thermal, California, identified by
12 Assessor's Parcel Number 757-062-003, described in the legal description attached hereto as
13 Exhibit A and incorporated herein by this reference ("Property");

14 **WHEREAS**, the Property is suited for a public use development such as a park. The
15 proposed public use development would fulfill the Agency's redevelopment plan by improving
16 community blight and satisfying community needs for public amenities;

17 **WHEREAS**, Successor Agency desires to convey the Property and County desires to
18 accept the conveyance of the Property from the Successor Agency pursuant to the DOF
19 approved LRPMP;

20 **WHEREAS**, the Successor Agency has reviewed and determined that the conveyance
21 of the Property is categorically exempt from the California Environmental Quality Act ("CEQA")
22 pursuant to CEQA Guidelines Section 15061(b) (3), common sense and general rule
23 exemption. The proposed project is the transfer of vacant real property and no development is
24 contemplated at this time, and it can be seen with certainty that there is no possibility that the
25 activity in question will have a significant impact on the environment the conveyance is merely
26 a transfer in title to the real property; it will not require any construction activities and will not
27 lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any
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1 future development of the Property for a public use will be subject to separate CEQA
2 environmental review prior to taking any choice limiting action or discretionary action;

3 **WHEREAS**, the Successor Agency's disposition of the Property, in a manner consistent
4 with the Dissolution Act and LRPMP, will facilitate the unwinding of the former Agency by
5 liquidating its property in a manner aimed at maximizing value for the benefit of the taxing
6 entities.

7 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by
8 the Board of Supervisors of the Successor Agency to the Redevelopment Agency for the
9 County of Riverside ("Board"), in regular session assembled on May 9, 2017 in the meeting
10 room of the Board of Supervisors located on the 1st floor of the County Administrative Center,
11 4080 Lemon Street, Riverside, California, as follows:

- 12 1. The Recitals set forth above are true and correct and incorporated herein by
13 reference.
- 14 2. The Board, based upon a review of the evidence and information presented on the
15 matter as it relates to the conveyance, has determined that the proposed
16 conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines
17 Section 15061(b)(3) because there is no possibility that the activity in question will
18 have a significant impact on the environment the conveyance is merely a transfer in
19 title to the real property; it will not require any construction activities and will not lead
20 to any direct or reasonably foreseeable indirect physical environmental impacts. Any
21 future development of the Property for a public use will be subject to separate
22 CEQA environmental review prior to taking any choice limiting action or
23 discretionary action;
- 24 3. The Board hereby approves and authorizes the conveyance to County of Riverside
25 by grant deed of that certain real property located in Thermal, California, identified
26 by Assessor's Parcel Number 757-062-003, as described in the legal description
27 attached hereto as Exhibit "A" and incorporated herein by this reference
28 ("Property").

FORM APPROVED COUNTY COUNSEL
BY: *J. A. R. Brown* 5-8-17
DATE

- 1 4. The Board hereby authorizes and directs the Deputy County Executive Officer
- 2 ("Deputy CEO"), or his designees, to take all actions and sign any and all
- 3 documents necessary to implement and effectuate the actions approved by this
- 4 Resolution as determined necessary by the Deputy CEO, or designee, to execute
- 5 all documents on behalf of the Successor Agency, including, without limitation a
- 6 grant deed conforming in form and substance to the Grant Deed attached hereto as
- 7 Exhibit B and incorporated herein by this reference, approved as to form by County
- 8 Counsel, and to administer the Successor Agency's obligations and duties to be
- 9 performed in connection with the transfer of the Property for future development
- 10 pursuant to this Resolution.
- 11 5. The provisions of this Resolution are severable and if any provision, clause,
- 12 sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable
- 13 to any person or circumstances, such illegality, invalidity, unconstitutionality, or
- 14 inapplicability shall not affect or impair any of the remaining provisions, clauses,
- 15 sentences, words or parts thereof of the Resolution or their applicability to other
- 16 persons or circumstances. The Board hereby declares that it would have adopted
- 17 this Resolution irrespective of the invalidity of any particular portion of this
- 18 Resolution.
- 19 6. The Deputy CEO or designee is hereby authorized and directed to submit a copy of
- 20 this Resolution, including all exhibits, to the Oversight Board for the Successor
- 21 Agency to the Redevelopment Agency for the County of Riverside for review and
- 22 approval.

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 *[Signature]*
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

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EXHIBIT B

FORM OF GRANT DEED

(behind this page)

Recorded at request of and return to:
County of Riverside
Economic Development Agency
Real Property Division
3403 10th Street, Suite 400
Riverside, CA 92501
Attn: Monica Tlaxcala/Yolanda King

FREE RECORDING
This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: LRPMP
APN: 757-062-003

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("Grantor") hereby grants to County of Riverside, a political subdivision of the State of California ("Grantee"), the real property in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit "A" and incorporated herein by this reference, together with all appurtenant easements and access rights and other rights and privileges appurtenant to the land, and subject only to matters of records ("Property").

1. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that the Property shall be used for a public purpose.
2. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the Property. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.
3. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that Grantee, its successors and assigns shall refrain from restricting the rental, sale or lease of the Property on the basis of the race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry of any person. All

deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(a) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph. The foregoing covenants shall run with the land."

(b) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph."

(c) In contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location,

number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.”

4. All conditions, covenants and restrictions contained in this Grant Deed shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by Grantor, its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. The covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title.

5. Every covenant and condition and restriction contained in this Grant Deed shall remain in effect in perpetuity.

6. In amplification and not in restriction of the provisions set forth hereinabove, it is intended and agreed that Grantor shall be deemed a beneficiary of the agreements and covenants provided hereinabove both for and in its own right and also for the purposes of protecting the interests of the community. All covenants without regard to technical classification or designation shall be binding for the benefit of Grantor, and such covenants shall run in favor of Grantor for the entire period during which such covenants shall be in force and effect, without regard to whether Grantor is or remains an owner of any land or interest therein to which such covenants relate. Grantor shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its officer hereunto duly authorized this _____ day of _____, 20__.

GRANTOR:

Successor Agency to the Redevelopment
Agency to the County of Riverside, public entity

By: _____
Alex Gann,
Deputy County Executive Officer

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
COUNTY COUNSEL

By: _____
Jhaila R. Brown,
Deputy County Counsel

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

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2017 from the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity, to the County of Riverside, a political subdivision of the State of California referred to herein and in the deed as "Grantee," is hereby accepted by the undersigned officer on behalf of the County of Riverside pursuant to Resolution No. 2017-088 adopted by the Board of Supervisors on _____, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

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

By: _____
John Tavaglione
Chairman

Date: _____

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: _____
R. Todd Frahm
Deputy County Counsel

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Recorded at request of and return to:
County of Riverside
Economic Development Agency
Real Property Division
3403 10th Street, Suite 400
Riverside, CA 92501
Attn: Monica Tlaxcala/Yolanda King

FREE RECORDING
This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

PROJECT: LRPMP
APN: 757-062-003

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("Grantor") hereby grants to County of Riverside, a political subdivision of the State of California ("Grantee"), the real property in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit "A" and incorporated herein by this reference, together with all appurtenant easements and access rights and other rights and privileges appurtenant to the land, and subject only to matters of records ("Property").

1. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that the Property shall be used for a public purpose.
2. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the Property. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.
3. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that Grantee, its successors and assigns shall refrain from restricting the rental, sale or lease of the Property on the basis of the race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry of any person. All

MAY 09 2017 4.1

deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(a) In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph. The foregoing covenants shall run with the land."

(b) In leases: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph."

(c) In contracts: "There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location,

number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.”

4. All conditions, covenants and restrictions contained in this Grant Deed shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by Grantor, its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. The covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title.

5. Every covenant and condition and restriction contained in this Grant Deed shall remain in effect in perpetuity.

6. In amplification and not in restriction of the provisions set forth hereinabove, it is intended and agreed that Grantor shall be deemed a beneficiary of the agreements and covenants provided hereinabove both for and in its own right and also for the purposes of protecting the interests of the community. All covenants without regard to technical classification or designation shall be binding for the benefit of Grantor, and such covenants shall run in favor of Grantor for the entire period during which such covenants shall be in force and effect, without regard to whether Grantor is or remains an owner of any land or interest therein to which such covenants relate. Grantor shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its officer hereunto duly authorized this _____ day of _____, 20__.

GRANTOR:

Successor Agency to the Redevelopment
Agency to the County of Riverside, public entity

By: _____
Alex Gann,
Deputy County Executive Officer

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
COUNTY COUNSEL

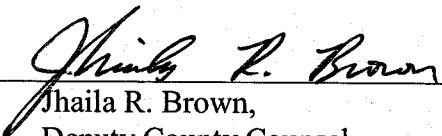
By:  _____
Jhaila R. Brown,
Deputy County Counsel

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

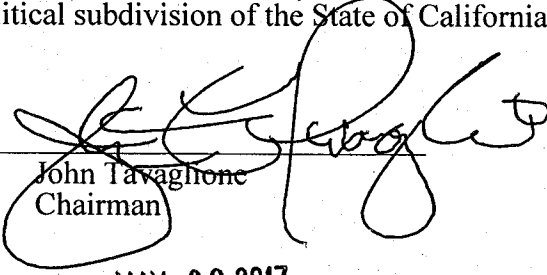
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated May 9, 2017 from the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity, to the County of Riverside, a political subdivision of the State of California referred to herein and in the deed as "Grantee," is hereby accepted by the undersigned officer on behalf of the County of Riverside pursuant to Resolution No. 2017-088 adopted by the Board of Supervisors on May 9, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

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

By:


John Tavaglione
Chairman

Date:

MAY 09 2017

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

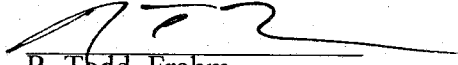
By:

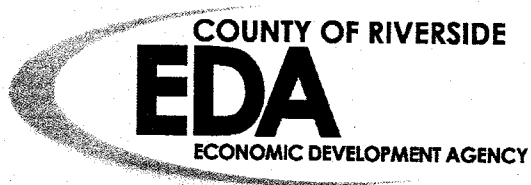

Deputy

APPROVED AS TO FORM:

Gregory P. Priamos, County Counsel

By:


R. Todd Frahm
Deputy County Counsel



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

5/10/17 Date

kb Initial

NOTICE OF EXEMPTION

March 28, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) Transfer of Olive/Church Street Property from Successor Agency to County, Thermal, California

Project Number: ED190032301

Project Location: Southeast corner of Church and Olive Streets, west of Highway 111, Thermal California, 92274; Assessor's Parcel Number (APN) 757-062-003; (See Attached Exhibit)

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. 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 APN 757-062-003, 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 Jerry Rummond's Senior and Community Center which could potentially include a library and a park for residents of the community. The proposed public use development would fulfill the former Redevelopment Agency for the County of Riverside (RDA)'s redevelopment plan by improving community blight and satisfying community needs for public amenities. The proposed transfer to the County for future development will also provide substantial positive fiscal benefits flowing to the affected taxing entities as a result of the development of the Property. Investment in the development of the Property will encourage reinvestment of existing residents and businesses, increasing the economic value of the communities. Upon acceptance by the County, the Successor Agency will convey the property to the County by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the property to the County in accordance with the LRPMP pursuant to Health and Safety Code Section 34180(f)(1). County staff have 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.

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 Successor Agency's disposition of the Property, in a manner consistent with the Dissolution Act and LRPMP, will facilitate the unwinding of the former RDA by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities. There are not-to-exceed costs of \$6,500 associated with this transaction.

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- 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

The transfer of the property from the Successor Agency to the County is identified as the discretionary action to be analyzed under the California Environmental Quality Act (CEQA). The proposed action is the transfer of vacant real property and no development is contemplated at this time, and it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment the conveyance is merely a transfer in title to the real property; it will not require any construction activities and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Any future developments of the Property for a public facility use will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

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, Successor Agency to the Redevelopment Agency for the County of Riverside

Exempt Status: 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. Codified under Public Resources Code Division 13, Chapter 2.5, Section 21065, and California Code of Regulations Title 14, Articles 5 and 20, Sections 15061, and 15378.

Reasons Why Project is Exempt: The discretionary action to transfer the property is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment or reasonably foreseeable indirect effects. The transfer of the property is the initial discretionary action for a series of discretionary actions that defines a broader project. The broader project represents the whole of the action and can be defined by the following sequence of discretionary approvals, transfer of property, identification of a conceptual design to establish a project budget, award of contract for schematic design, award of contract for design development, award of contract for construction bid package, and award to construct project. At this time, there are many unknowns associated with the future development of the 4.38-acre property for recreational services (e.g., number of units, footprint size, and programming); the resulting indirect effects from these unknown project details are not reasonably foreseeable. In addition, the limited availability of public funds makes it economically infeasible to develop the entire design of the project in one phase. However, the identification of future known additional discretionary actions provide a mechanism to address these indirect effects resulting from the acquisition of property through evaluation at a future time when more details are known and more meaningful disclosure can be provided to the public.

Section 15378 (c) defines a project as the collection of discretionary actions that defines the whole of the action. This process allows for the completion of environmental review when all the conditions and details are known or reasonably foreseeable. At this point in the process, there is no design regarding the future development of recreational public services as the project does not exist and is not substantive enough to provide a meaningful analysis of environmental effects. The completion of the level of design required to complete the analysis is not economically viable based on the availability of funding and the County's project development and fiscal policies. The County EDA process for project development requires multiple discretionary actions through project development, which is beneficial to the CEQA process as it allows for any necessary incorporation of public input to occur at appropriate times. The process allows for the appropriate level of environmental review to occur at the most relevant timeframe during the sequence of County discretionary actions when engineering and project information is refined and developed, and public input can be incorporated to address any potential significant impacts or assist in any necessary development of project alternatives or mitigation measures. The project developer, under terms of a separate agreement, would be required to provide additional CEQA review and collectively analyze the effects of all of the discretionary actions involved in the development of the project to avoid any perception of segmentation or piecemealing. The transfer of the property to the County does in no way guarantee the completion of recreational public services; there are many actions and processes that must be completed, all which necessitate discretionary actions by the County, and which may or may not be approved, based on public input and more refined project-related information.

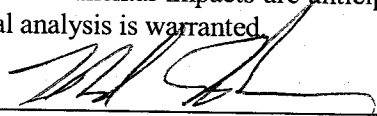
The County would continue to act as the Lead Agency for all of the necessary discretionary actions to ensure that CEQA compliance is satisfied. The ultimate approval of recreational public services development by the County is contingent on a developer obtaining all required environmental and land use permits, including CEQA compliance with any applicable public agencies. A separate agreement between the County and the selected developer will contain the appropriate legal requirements and indemnification to ensure that a proper level of environmental review is conducted, prior to approval by the Board of Supervisors. This sequence of timing allows for potential environmental effects and public input to be incorporated prior to development of final design, so that any potential impacts can be reduced or eliminated with the establishment of the appropriate project mitigation or alternatives.

Therefore, the transfer of the 4.38 acre property, on its own, is not a project under CEQA and a Notice of Exemption is the appropriate CEQA determination until a meaningful environmental review can be conducted on reasonably foreseeable information with the appropriate level of public input. The environmental review for the whole of the action will be subsequently conducted by the selected developer of the recreational public services development, who has not been identified at this time. The environmental review will be ensured through a commitment provided in a separate agreement, upon selection of the developer. The County will act as the Lead Agency to ensure that the appropriate level of analysis is conducted and that mitigation or alternatives be incorporated to minimize any proposed effects that additional future recreational public services development may entail to the greatest extent feasible.

- **Section 15061 (b) (3) – “Common Sense” Exemption:** Even if a determination is made that the transfer of property is defined as a project under CEQA, the transfer agreement is exempt pursuant to State CEQA Guidelines Section 15061(b)(3). 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 *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the transfer of the property itself may have a significant physical effect on the environment. The Agreement would be limited to the transfer of property and ownership which would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. The potential indirect effects from this Agreement would be analyzed as part of separate discretionary action taken by the County to develop and approve a design. It is at this stage of development, that enough reasonably foreseeable information could be established to define a description and address the potential environmental impacts of additional future recreational public services development. At this point, a contractual obligation to provide an appropriate level of environmental review under CEQA would be incorporated into the terms of a design development agreement to the satisfaction of the County, acting as the Lead Agency with final permitting approval. 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 exemption above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: _____

3/29/17

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Transfer of Olive/Church Property from Successor Agency to County,
Thermal, California**

Accounting String: 524830-47220-7200400000 - ED190032301

DATE: March 28, 2017

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: 

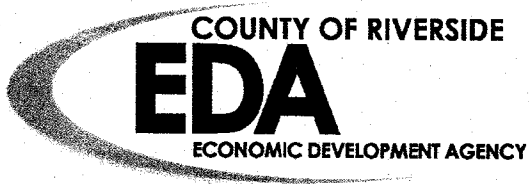
PRESENTED BY: Monica Tlaxcala, Real Estate Division, Economic Development
Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: March 28, 2017

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 # ED190032301**
Transfer of Olive/Church Property from Successor Agency to County, Thermal, California

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