

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



ITEM  
4.1  
(ID # 4194)

**MEETING DATE:**

Tuesday, June 20, 2017

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

**SUBJECT:** SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY: Resolution No. 2017-010, Approving the Transfer of Assessor Parcel No's 177-051-001, 177-051-002, 177-051-003, 181-111-015 and 181-030-011 Located in Jurupa Valley, CA; Assessor's Parcel Number 443-050-006 Located in Hemet, CA; and, Assessor's Parcel Number 426-180-020 Located in Nuevo, CA from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside, To Be Retained for Future Development; District 2, 3 and 5 [\$11,500]; 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. 2017-010, Authorization to Convey Fee Simple Interest in Real Property located in Jurupa Valley, Hemet and Nuevo California, County of Riverside, Assessor Parcel Number's 177-051-001, 177-051-002, 177-051-003, 181-111-015, 181-030-011, 443-050-006 and 426-180-020; by Grant Deed to the Housing Authority of the County of Riverside to be Retained for Future Development;

**ACTION:** Policy


  
Alex Ganr 6/13/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: June 20, 2017  
xc: EO, 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. Approve the attached Grant Deed and Certificate of Acceptance;
4. Authorize the Chairman of the Board of Supervisors to execute the attached Grant Deed to convey the real properties from the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) to the Housing Authority of the County of Riverside (HACR);
5. 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;
6. Approve and authorize reimbursement to EDA-Real Estate in the amount not-to-exceed \$11,500 for due diligence and staff expenses; and
7. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

| <b>FINANCIAL DATA</b>   | <b>Current Fiscal Year:</b> | <b>Next Fiscal Year:</b> | <b>Total Cost:</b>              | <b>Ongoing Cost</b> |
|---|-----------------------------|--------------------------|---------------------------------|---------------------|
| <b>COST</b>   | \$ 11,500                   | \$ 0                     | \$ 11,500                       | \$ 0                |
| <b>NET COUNTY COST</b>  | \$ 0                        | \$ 0                     | \$ 0                            | \$ 0                |
| <b>SOURCE OF FUNDS:</b> Redevelopment Property Tax Trust Fund (RPTTF) |                             |                          | <b>Budget Adjustment:</b> No    |                     |
|   |                             |                          | <b>For Fiscal Year:</b> 2016/17 |                     |

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

ABx1 26 enacted in June 2011 (as amended by AB 1484 in June 2012 and SB 107 in 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

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

govern, superseding all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency.

The LRPMP provided that the following real property be retained by the Housing Authority of the County Riverside (Housing Authority) for future development collectively consisting of approximately 6.79 total acres: certain real property identified by Assessor Parcel Number's 177-051-001, 177-051-002, 177-051-003, 181-111-015 and 181-030-011 located off Mission Boulevard in the community of Jurupa Valley, California; certain real property located off State Street located in the community of Hemet, California, identified by Assessor's Parcel Number 443-050-006 and; certain real property located off Lakeview Avenue in the community of Nuevo, California, identified by Assessor's Parcel Number 426-180-020 (collectively, Properties) each depicted individually on an attached site map. The Properties were originally acquired by the former RDA to further the affordable housing goals in the Redevelopment Plans for the Jurupa Valley Project Area and Mid-County Project Area. The Properties are suited for potential housing developments which will complement the existing neighborhoods and fulfill the Housing Authority's goal of providing affordable housing while maintaining consistency with the rest of the area. The proposed transfer of the Properties to the Housing Authority for future development will also provide substantial positive fiscal benefits flowing to the affected taxing entities as a result of the development of the Properties. Investment in the development of the Properties will encourage reinvestment of existing residents and businesses, increasing the economic value of the communities.

Upon acceptance by the Housing Authority, the Successor Agency will convey the Properties to the Housing Authority by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the property consistent with the LRPMP and Health and Safety Code Section 34180(f)(1).

Pursuant to Health and Safety Code section 34180 (f) (1), since the Housing Authority wishes to retain the Properties for future redevelopment activities, 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. Housing Authority staff anticipates presenting to its Board of Commissioners proposed Compensation Agreements relating to the sale of each property at a later date. The Compensation Agreements, if approved, will be entered into between the Housing Authority and the various affected taxing entities.

The Successor Agency's disposition of the Properties, in a manner consistent with the Dissolution Act and LRPMP, will facilitate the unwinding of the former RDA by liquidating its

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

property in a manner aimed at maximizing value for the benefit of the taxing entities. There are not-to-exceed costs of \$11,500 associated with this transaction.

Pursuant to the California Environmental Quality Act (CEQA), the sale of the Properties 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 development of the Properties will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

Staff recommends approval of Resolution No. 2017-010 and the attached Grant Deed, authorizing the transfer of the Properties by the Successor Agency to the Housing Authority for future development pursuant to the LRPMP. Resolution No. 2017-010 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 Properties to the Housing Authority of the County of Riverside pursuant to the DOF approved LRPMP and the subsequent future development will benefit the residents of the affected communities by increasing access to affordable housing opportunities.

**SUPPLEMENTAL:  
Additional Fiscal Information**


The following summarizes the funding necessary for the transfer of the subject real properties located in Jurupa Valley, Hemet and Nuevo; all in the County of Riverside:

|   |                  |
|---|------------------|
| Estimated Title and Escrow Charges                                    | \$ 2,000         |
| EDA Real Property Staff Time<br>(including County Counsel Staff Time) | \$ 9,500         |
| <b>Total Estimated Costs (Not-to-Exceed)</b>                          | <b>\$ 11,500</b> |

Attachments:  
Site Map of each Property  
Resolution No. 2017-010  
Grant Deed  
Notice of Exemption

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

RF:JWW:VC:VY:MT:tg 432ED 18.920 13569  
MinuteTrak: 4194

  
Rashmi Basika, Principal Management Analyst

6/12/2017

  
Gregory V. Priamos, Director County Counsel

6/7/2017

1 BOARD OF SUPERVISOR

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

4 RESOLUTION NO. 2017-010

5 RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR  
6 THE COUNTY OF RIVERSIDE APPROVING THE TRANSFER OF REAL PROPERTIES  
7 LOCATED IN JURUPA VALLEY, HEMET AND NUEVO, CALIFORNIA, IDENTIFIED AS  
8 ASSESSOR PARCEL NUMBER'S  
9 177-051-001, 177-051-002, 177-051-003, 181-111-015, 181-030-011, 426-180-020 AND 443-  
10 050-006 TO THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE TO BE  
11 RETAINED FOR FUTURE DEVELOPMENT

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

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

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

25 **WHEREAS,** pursuant to Health and Safety Code section 34175 (b), all real property  
26 and other assets of the former Agency were transferred to the Successor Agency as of  
27 February 1, 2012, including, but not limited to that certain real properties located in Jurupa  
28

FORM APPROVED COUNTY COUNSEL  
BY: *Harsha D. Vetter* 6/19/17  
MARSHA L. VICTOR DATE

1 Valley, Hemet and Nuevo, California, as depicted and legally described in Exhibit A and Exhibit  
2 B respectively, each attached hereto and incorporated herein by this reference ("Properties");

3 **WHEREAS**, pursuant to Health and Safety Code section 34191.5 (b), an Amended  
4 Long-Range Property Management Plan ("LRPMP") was prepared and submitted for review  
5 and approval to the Oversight Board for the Successor Agency to the Redevelopment Agency  
6 for the County of Riverside ("Oversight Board") and the California Department of Finance  
7 ("DOF"). The LRPMP addresses the disposition and use of the real property owned by the  
8 former Agency. The LRPMP was approved by the DOF on December 18, 2015;

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

12 **WHEREAS**, as permitted under Health and Safety Code section 34191.5 (c), the  
13 LRPMP designated the Properties as being retained by the Housing Authority of the County of  
14 Riverside, a public entity, corporate and politic ("Housing Authority") for future development;

15 **WHEREAS**, the Properties were originally acquired by the Agency for the County of  
16 Riverside to further the affordable housing goals in the Redevelopment Plans for the Jurupa  
17 Valley Project Area and Mid-County Project Area;

18 **WHEREAS**, the Properties are suited for potential affordable housing developments  
19 which will complement the existing neighborhoods and provide much needed affordable  
20 housing opportunities. The proposed transfers to the Housing Authority for future development  
21 will also provide substantial positive fiscal benefits flowing to the affected taxing entities as a  
22 result of the development of the Properties. Investment in the development of the Properties  
23 will encourage reinvestment of existing residents and businesses, increasing the economic  
24 value of the communities;

25 **WHEREAS**, Successor Agency desires to convey the Properties and the Housing  
26 Authority desires to accept the conveyance of the Properties from the Successor Agency  
27 pursuant to the DOF approved LRPMP;

28

1           **WHEREAS**, the Successor Agency has reviewed and determined that the conveyance  
2 of the Properties is categorically exempt from the California Environmental Quality Act  
3 (“CEQA”) pursuant to CEQA Guidelines Section 15061(b) (3), common sense exemption. The  
4 proposed project is the transfer of vacant real property and no development is contemplated at  
5 this time, and it can be seen with certainty that there is no possibility that the activity in question  
6 will have a significant impact on the environment since the conveyance is merely a transfer in  
7 title to the real property; it will not require any construction activities and will not lead to any  
8 direct or reasonably foreseeable indirect physical environmental impacts. Any future  
9 development of the Properties will be subject to separate CEQA and environmental review  
10 prior to taking any choice limiting action or discretionary action;

11           **WHEREAS**, the Successor Agency’s disposition of the Properties, in a manner  
12 consistent with the Dissolution Act and LRPMP, will facilitate the unwinding of the former  
13 Agency by liquidating its property in a manner aimed at maximizing value for the benefit of the  
14 taxing entities.

15           **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by  
16 the Board of Supervisors of the Successor Agency to the Redevelopment Agency for the  
17 County of Riverside (“Board”), in regular session assembled on June 20, 2017 in the meeting  
18 room of the Board of Supervisors located on the 1<sup>st</sup> floor of the County Administrative Center,  
19 4080 Lemon Street, Riverside, California, as follows:

- 20           1. The Recitals set forth above are true and correct and incorporated herein by  
21           reference.
- 22           2. The Board, based upon a review of the evidence and information presented on the  
23           matter as it relates to the conveyance, has determined that the proposed  
24           conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines  
25           Section 15061(b)(3) because there is no possibility that the activity in question will  
26           have a significant impact on the environment and the conveyance is merely a  
27           transfer in title to the real property; it will not require any construction activities and  
28           will not lead to any direct or reasonably foreseeable indirect physical environmental



1 impacts. Any future development of the Properties will be subject to separate CEQA  
2 environmental review prior to taking any choice limiting action or discretionary  
3 action.


- 4 3. The Board hereby approves and authorizes the conveyance to Housing Authority by  
5 grant deed of those certain real properties located in the cities of Jurupa Valley,  
6 Hemet and Nuevo, California, each described in the legal descriptions attached  
7 hereto as Exhibit B and incorporated herein by this reference and depicted on the  
8 site maps attached hereto as Exhibit A ("Properties").
- 9 4. The Board hereby authorizes and directs the Deputy County Executive Officer  
10 ("Deputy CEO"), or his designees, to take all actions and sign any and all  
11 documents necessary to implement and effectuate the actions approved by this  
12 Resolution as determined necessary by the Deputy CEO, or designee. The Board  
13 hereby further authorizes and directs the Deputy CEO, or designee, to execute all  
14 documents on behalf of the Successor Agency, including, without limitation a grant  
15 deed conforming in form and substance to the Grant Deed attached hereto as  
16 Exhibit C and incorporated herein by this reference, approved as to form by County  
17 Counsel, and to administer the Successor Agency's obligations and duties to be  
18 performed in connection with the transfer of the Properties for future development  
19 pursuant to this Resolution.
- 20 5. The provisions of this Resolution are severable and if any provision, clause,  
21 sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable  
22 to any person or circumstances, such illegality, invalidity, unconstitutionality, or  
23 inapplicability shall not affect or impair any of the remaining provisions, clauses,  
24 sentences, words or parts thereof of the Resolution or their applicability to other  
25 persons or circumstances. The Board hereby declares that it would have adopted  
26 this Resolution irrespective of the invalidity of any particular portion of this  
27 Resolution.  
28

1           6. The Deputy CEO or designee is hereby authorized and directed to submit a copy of  
2           this Resolution, including all exhibits, to the Oversight Board for the Successor  
3           Agency to the Redevelopment Agency for the County of Riverside for review and  
4           approval.  
5  
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9           ROLL CALL:

10           Ayes:           Jeffries, Tavaglione, Washington, Perez and Ashley  
11           Nays:           None  
12           Absent:         None

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

15           KECIA HARPER-IHEM, Clerk of said Board  
16           By  Deputy

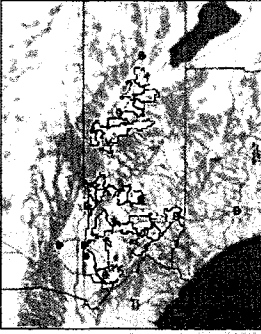
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**EXHIBIT A**  
**SITE MAP OF EACH PROPERTY**  
(behind this page)

# In Fill Housing Rubidoux

Assessor Parcel Number's 177-051-001, 177-051-002 and 177-051-003



Legend



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692 Feet



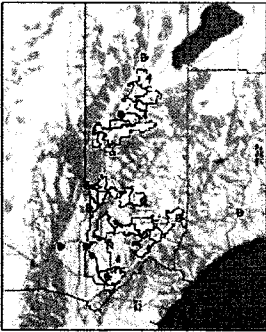
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Notes  
District 2

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**Wallace Street Surplus**  
Assessor's Parcel Number 181-111-015



**Legend**

**Notes**  
District 2

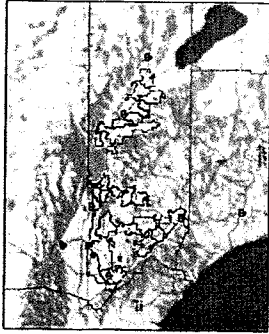
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**In Fill Housing - Mission Plaza**  
Assessor's Parcel Number 181-030-011



Legend

**Notes**  
District 2

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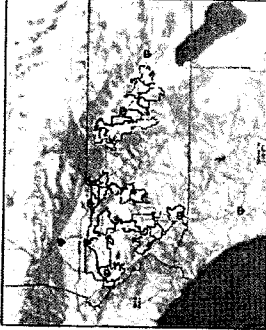
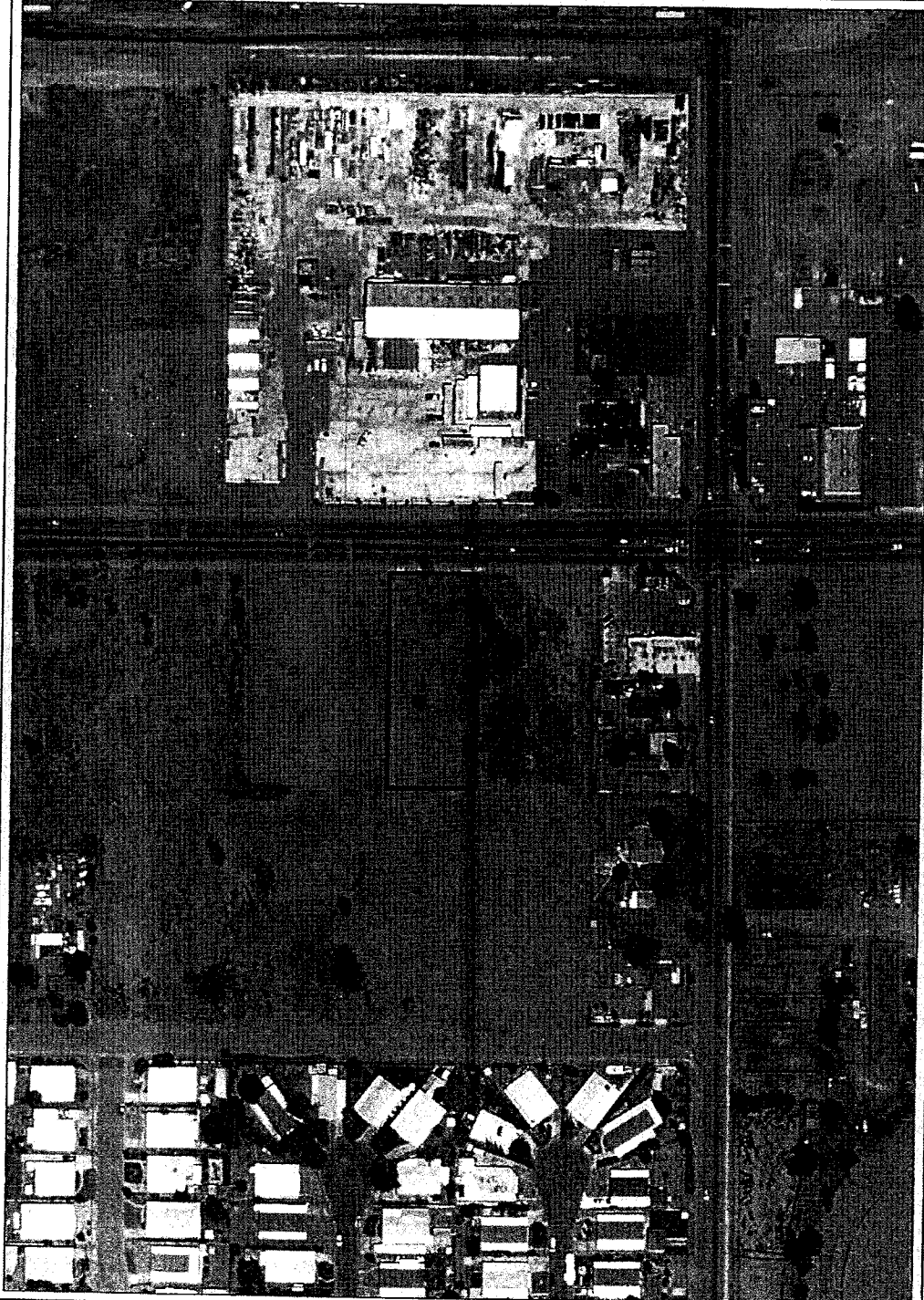
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**In Fill Housing - North Hemet**  
Assessor's Parcel Number 443-050-006



**Legend**



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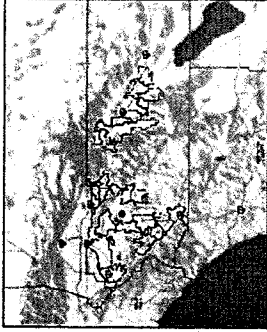
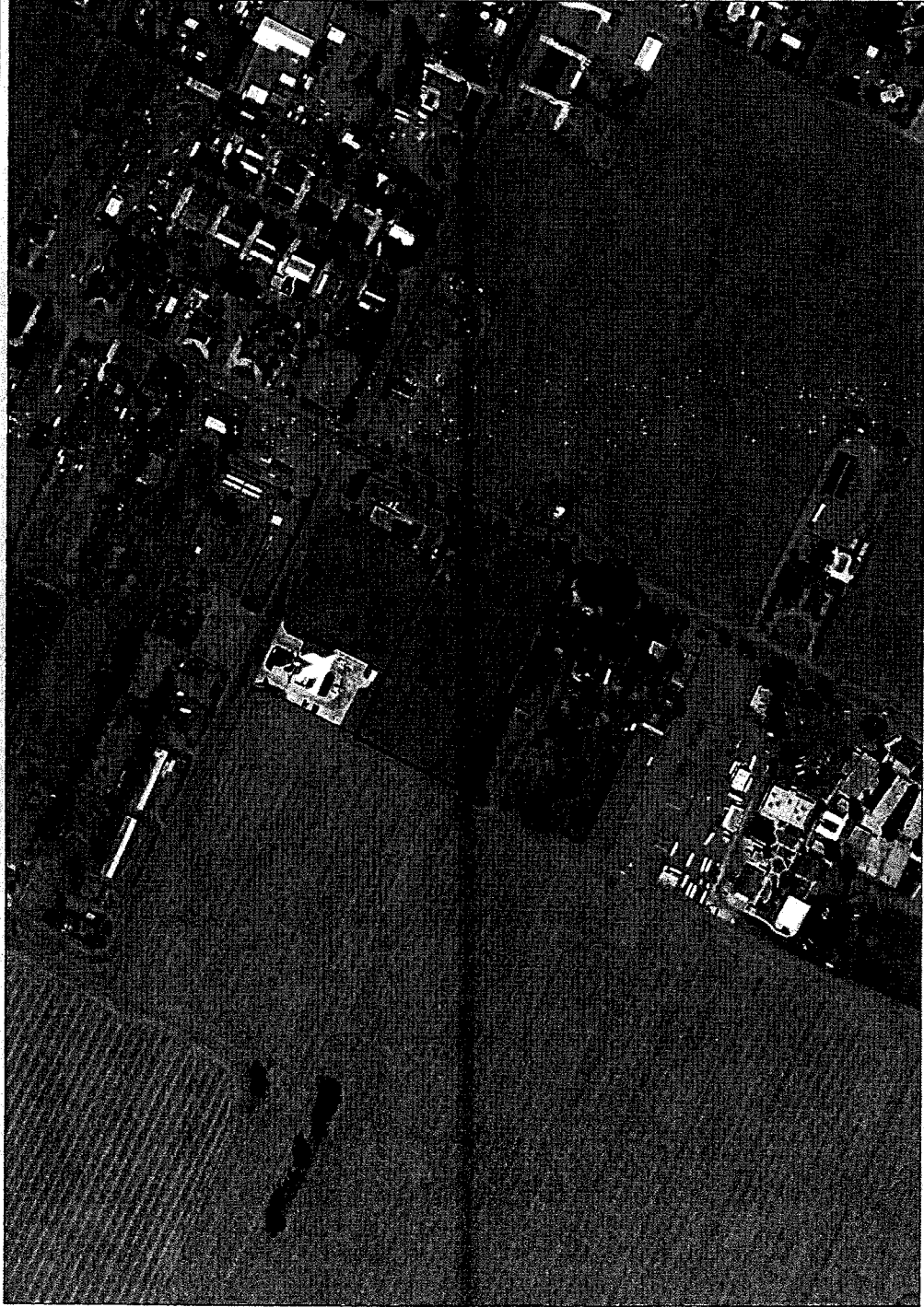
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**Notes**  
District 3

**Lakeview/Nuevo Surplus**  
Assessor's Parcel Number 426-180-020



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952 Feet



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**Notes**  
District 5



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**EXHIBIT B**  
**LEGAL DESCRIPTION OF EACH PROPERTY**  
(behind this page)

*Assessor Parcel Numbers: 177-051-001, 177-051-002 and 177-051-003*

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

That portion of Tract No. 1 the resubdivision of the lands formerly belonging to the A.C. Armstrong Estates, in the County of Riverside, State of California, as per map recorded in Book 6, Page 31 of maps in the office of the County Recorder of said County, described as follows:

Beginning at that intersection of the centerline of 15<sup>th</sup> Street now known as Florine Avenue, as shown by map of Sunnyslope Heights on file in Book 22, Pages 45 and 46 of maps, records of Riverside County, California, with the centerline of 14<sup>th</sup> Street (Now 30<sup>th</sup> Street) as established by deed from E. C. Ennis, et al, to the County of Riverside, recorded September 18, 1923 in Book 591, Page 70 of deeds.

Thence South 58°28'30" East, along the centerline of said 14<sup>th</sup> Street, 210 feet;

Thence South 31°32'00" West, parallel to the centerline of said 15<sup>th</sup> Street, 160 feet;

Thence North 58°26'50" West, 210 feet to the centerline of said 15<sup>th</sup> Street;

Thence North 31°32'00" East, along said centerline, 160 feet to the point of beginning.

Excepting therefrom that portion lying within 14<sup>th</sup> and 15<sup>th</sup> Streets

*Assessor's Parcel Number" 181-111-015*

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

Lot 10 of Block "B" of Carol Chatt Tract as shown by Map on File in Book 21 Page 91 of Maps, records of Riverside County, California

*Assessor's Parcel Number: 181-030-011*

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

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded April 24, 2014 as Document No. 2014-149672, Official Records of Riverside County, California together with portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North  $33^{\circ}53'22''$  East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-322534, Official Records of Riverside County, California;

Thence South  $56^{\circ}27'20''$  East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed; Thence North  $33^{\circ}26'24''$  East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of  $33^{\circ}28'17''$ , an arc distance of 175.26 feet;

Thence North  $00^{\circ}01'53''$  West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of  $20^{\circ}14'08''$ , an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the TRUE POINT OF BEGINNING;

Thence North  $56^{\circ}28'19''$  West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North  $33^{\circ}46'20''$  East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North 47°40'25" East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed; Thence North 42°19'35" West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 33°59'03" East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of 5°29'47", an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment; Thence leaving said right of way line South 42°32'26" East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 252.72 feet;

Thence South 58°54'06" East, a distance of 57.00 feet;

Thence South 31°05'54" West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 10°53'36", an arc distance of 57.04 feet to the TRUE POINT OF BEGINNING.

Said description is also shown as Parcel D of Lot Line Adjustment No. 05411, recorded April 24, 2014 as Instrument No. 2014-149710 of Official Records.

Excepting therefrom that portion granted to the City of Jurupa Valley, a public body, corporate and politic of the State of California, by document recorded May 15, 2014 as Instrument No. 2014-177255 of Official Records.

*Assessor's Parcel Number: 426-180-020*

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

The Southwesterly one half of Lot 139 of Tract No. 4 of the lands of the Nuevo Land Company, as shown by map on file in Book 10 Page 22 of Maps, Riverside County Records; excepting from said parcel of land all water under, upon and appurtenant to said land and all pipe lines conveyed to the Nuevo Water Company, save only the right of the owner to develop water on his own land for use thereon.

*Assessor's Parcel Number: 443-050-006*

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

The East half of the South half of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 10, Township 5 South, Range 1 West, San Bernardino base and meridian. Said property is also shown as Lot 6 of Assessor's map No. 24 on file in Book 1, Page 29 of Assessor's maps records of Riverside County, California

Excepting therefrom that portion thereof conveyed to the County of Riverside by document recorded July 21, 1965 as Instrument No. 83961 of official records of Riverside County, California.

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**EXHIBIT C**  
**FORM OF GRANT DEED**  
(behind this page)

Recorded at request of and return to:  
Housing Authority of the County of Riverside  
5555 Arlington Avenue  
Riverside, California 92504  
Attn: Mervyn Manalo

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(s): 177-051-001, 177-051-002,  
177-051-003, 181-111-015,  
181-030-011, 443-050-006,  
426-180-020

### 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 the Housing Authority of the County of Riverside, a public entity, corporate and politic ("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 affordable Housing purposes.
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: \_\_\_\_\_  
Marsha L. Victor,  
Chief Deputy County Counsel

EXHIBIT A  
LEGAL DESCRIPTION

**Assessor Parcel Numbers: 177-051-001, 177-051-002 and 177-051-003**

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

That portion of Tract No. 1 the resubdivision of the lands formerly belonging to the A.C. Armstrong Estates, in the County of Riverside, State of California, as per map recorded in Book 6, Page 31 of maps in the office of the County Recorder of said County, described as follows:

Beginning at that intersection of the centerline of 15<sup>th</sup> Street now known as Florine Avenue, as shown by map of Sunnyslope Heights on file in Book 22, Pages 45 and 46 of maps, records of Riverside County, California, with the centerline of 14<sup>th</sup> Street (Now 30<sup>th</sup> Street) as established by deed from E. C. Ennis, et al, to the County of Riverside, recorded September 18, 1923 in Book 591, Page 70 of deeds.

Thence South 58°28'30" East, along the centerline of said 14<sup>th</sup> Street, 210 feet;  
Thence South 31°32'00" West, parallel to the centerline of said 15<sup>th</sup> Street, 160 feet;  
Thence North 58°26'50" West, 210 feet to the centerline of said 15<sup>th</sup> Street;  
Thence North 31°32'00" East, along said centerline, 160 feet to the point of beginning.

Excepting therefrom that portion lying within 14<sup>th</sup> and 15<sup>th</sup> Streets

**Assessor's Parcel Number" 181-111-015**

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

Lot 10 of Block "B" of Carol Chatt Tract as shown by Map on File in Book 21 Page 91 of Maps, records of Riverside County, California

**Assessor's Parcel Number: 181-030-011**

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

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded April 24, 2014 as Document No. 2014-149672, Official Records of Riverside County, California together with portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of

Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North  $33^{\circ}53'22''$  East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-322534, Official Records of Riverside County, California;

Thence South  $56^{\circ}27'20''$  East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed; Thence North  $33^{\circ}26'24''$  East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of  $33^{\circ}28'17''$ , an arc distance of 175.26 feet;

Thence North  $00^{\circ}01'53''$  West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of  $20^{\circ}14'08''$ , an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the TRUE POINT OF BEGINNING;

Thence North  $56^{\circ}28'19''$  West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North  $33^{\circ}46'20''$  East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North  $57^{\circ}38'30''$  West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North  $47^{\circ}40'25''$  East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed; Thence North  $42^{\circ}19'35''$  West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South  $33^{\circ}59'03''$  East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of  $5^{\circ}29'47''$ , an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment; Thence leaving said right of way line South  $42^{\circ}32'26''$  East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $16^{\circ}21'40''$ , an arc distance of 252.72 feet;

Thence South  $58^{\circ}54'06''$  East, a distance of 57.00 feet;

Thence South  $31^{\circ}05'54''$  West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $10^{\circ}53'36''$ , an arc distance of 57.04 feet to the TRUE POINT OF BEGINNING.

Said description is also shown as Parcel D of Lot Line Adjustment No. 05411, recorded April 24, 2014 as Instrument No. 2014-149710 of Official Records.

Excepting therefrom that portion granted to the City of Jurupa Valley, a public body, corporate and politic of the State of California, by document recorded May 15, 2014 as Instrument No. 2014-177255 of Official Records.

**Assessor's Parcel Number: 426-180-020**

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

The Southwesterly one half of Lot 139 of Tract No. 4 of the lands of the Nuevo Land Company, as shown by map on file in Book 10 Page 22 of Maps, Riverside County Records; excepting from said parcel of land all water under, upon and appurtenant to said land and all pipe lines conveyed to the Nuevo Water Company, save only the right of the owner to develop water on his own land for use thereon.

**Assessor's Parcel Number: 443-050-006**

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

The East half of the South half of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 10, Township 5 South, Range 1 West, San Bernardino base and meridian. Said property is also shown as Lot 6 of Assessor's map No. 24 on file in Book 1, Page 29 of Assessor's maps records of Riverside County, California

Excepting therefrom that portion thereof conveyed to the County of Riverside by document recorded July 21, 1965 as Instrument No. 83961 of official records of Riverside County, California.

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 Housing Authority of the County of Riverside, a public entity, corporate and politic 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 Housing Authority of the County of Riverside pursuant to Resolution No. 2017-005 adopted by the Board of Commissioners on \_\_\_\_\_, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE, a public entity,  
corporate and politic

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: \_\_\_\_\_  
Jhaila R. Brown  
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)





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

0/27/17  
Date

KB  
Initial

NOTICE OF EXEMPTION

May 2, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) Transfer of Assessor Parcel Numbers (APNs) 181-30-011, 177-051-001, 177-051-002, 177-051-003, and 181-111-015 located in Jurupa Valley; APN 443-050-006 located in Hemet; and, APN 426-180-020 located in Nuevo from the Successor Agency to the Redevelopment Agency for the County of Riverside to the Housing Authority of the County of Riverside

Project Number: ED190032301

Project Locations

Jurupa Valley, 92509:

South of Mission Boulevard, east of Riverview Drive, Assessor's Parcel Number (APN) 181-30-011  
South of 30th Street, between Florina Avenue and Apple Avenue; APNs 177-150-001, 177-150-002, 177-150-003;  
3932 Wallace Street, south of Mission Boulevard, APN 181-111-015

Hemet, 92543:

557 State Street, north of Florida Avenue, APN 443-050-006

Nuevo, 92567:

29950 Lakeview Avenue, south of Ramona Expressway, APN 426-180-020

(See Attached Exhibits)

Description of Project: The Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is required to conclude the affairs of the former Redevelopment Agency for the County of Riverside. A Long-Range Property Management Plan (LRMP) was created and approved by the Department of Finance on December 18, 2015, which identified all assets owned and appropriate disposition strategies. The LRMP provided that the following property consisting of approximately 6.79 total acres, located off Mission Boulevard in the community of Jurupa Valley, California, identified by APNs 181-030-011, 177-051-001, 177-051-002, 177-051-003 and 181-111-015; certain real property located off State Street located in the community of Hemet, California, identified by APN 443-050-006; and, certain real property located off Lakeview Avenue in the community of Nuevo, California, identified by APN 426-180-020 (collectively "Properties") as being transferred to the Housing Authority of the County of Riverside. Upon acceptance by the Housing Authority, the Successor Agency will convey the Property to the Housing Authority by Grant Deed and execute any other documents as may be necessary to implement the conveyance of the property pursuant to Health and Safety Code Section 34180(f)(1). The transfer of the Properties 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 Properties for housing use will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

JUN 20 2017 4.1

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**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, Housing Authority 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.

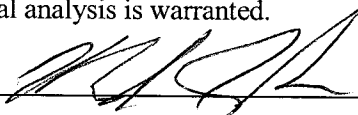
**Reasons Why Project is Exempt:** The discretionary action to transfer the Properties is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment or reasonably foreseeable indirect effects. At this time, there are many unknowns associated with the future development of the Properties for housing (e.g., type of housing, number of units, footprint size, and building heights); the resulting indirect effects from these unknown project details are not reasonably foreseeable.

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 the Properties for housing as the project does not exist and is not substantive enough to provide a meaningful analysis of environmental effects. The Housing Authority, under terms of a separate agreement, would be required to provide additional CEQA review and analyze the effects of the future development of the Properties as housing. The transfer of the property to the County does in no way guarantee the completion of housing development; there are many actions and processes that must be completed, all which necessitate discretionary actions by the Housing Authority, 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 housing development by the County is contingent on obtaining all required environmental and land use permits, including CEQA compliance. The additional discretionary actions required ensure that a proper level of environmental review is conducted, prior to any 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 6.79 acres of Properties, 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 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 housing 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 Properties itself may have a significant physical effect on the environment. The Agreement would be limited to the transfer of Properties 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 housing development. At this point, a contractual obligation to provide an appropriate level of environmental review under CEQA would be incorporated into the terms of the 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: 5/2/17

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

Recorded at request of and return to:  
Housing Authority of the County of Riverside  
5555 Arlington Avenue  
Riverside, California 92504  
Attn: Mervyn Manalo

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(s): 177-051-001, 177-051-002,  
177-051-003, 181-111-015,  
181-030-011, 443-050-006,  
426-180-020

### 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 the Housing Authority of the County of Riverside, a public entity, corporate and politic ("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 affordable Housing purposes.
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 14<sup>th</sup> day of June, 2017.

**GRANTOR:**

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

By: Alex Gann  
Alex Gann,  
Deputy County Executive Officer

APPROVED AS TO FORM:  
GREGORY P. PRIAMOS  
COUNTY COUNSEL

By: Marsha L. Victor 6/19/17  
Marsha L. Victor,  
Chief 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 Riverside )

On June 14, 2017 before me, Jennifer Kammerer a Notary Public, personally appeared Alex Gann, 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 Jennifer Kammerer (Seal)

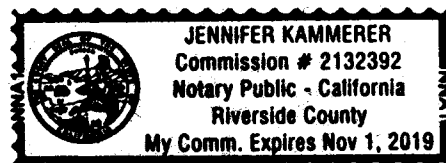




EXHIBIT A  
LEGAL DESCRIPTION

**Assessor Parcel Numbers: 177-051-001, 177-051-002 and 177-051-003**

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

That portion of Tract No. 1 the resubdivision of the lands formerly belonging to the A.C. Armstrong Estates, in the County of Riverside, State of California, as per map recorded in Book 6, Page 31 of maps in the office of the County Recorder of said County, described as follows:

Beginning at that intersection of the centerline of 15<sup>th</sup> Street now known as Florine Avenue, as shown by map of Sunnyslope Heights on file in Book 22, Pages 45 and 46 of maps, records of Riverside County, California, with the centerline of 14<sup>th</sup> Street (Now 30<sup>th</sup> Street) as established by deed from E. C. Ennis, et al, to the County of Riverside, recorded September 18, 1923 in Book 591, Page 70 of deeds.

Thence South 58°28'30" East, along the centerline of said 14<sup>th</sup> Street, 210 feet;  
Thence South 31°32'00" West, parallel to the centerline of said 15<sup>th</sup> Street, 160 feet;  
Thence North 58°26'50" West, 210 feet to the centerline of said 15<sup>th</sup> Street;  
Thence North 31°32'00" East, along said centerline, 160 feet to the point of beginning.

Excepting therefrom that portion lying within 14<sup>th</sup> and 15<sup>th</sup> Streets

**Assessor's Parcel Number 181-111-015**

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

Lot 10 of Block "B" of Carol Chatt Tract as shown by Map on File in Book 21 Page 91 of Maps, records of Riverside County, California

**Assessor's Parcel Number 181-030-011**

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

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded April 24, 2014 as Document No. 2014-149672, Official Records of Riverside County, California together with portions of Lots 6 and 7 of T. M. Parson's Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of

Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North  $33^{\circ}53'22''$  East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-322534, Official Records of Riverside County, California;

Thence South  $56^{\circ}27'20''$  East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed; Thence North  $33^{\circ}26'24''$  East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of  $33^{\circ}28'17''$ , an arc distance of 175.26 feet;

Thence North  $00^{\circ}01'53''$  West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of  $20^{\circ}14'08''$ , an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the TRUE POINT OF BEGINNING;

Thence North  $56^{\circ}28'19''$  West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North  $33^{\circ}46'20''$  East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North  $57^{\circ}38'30''$  West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North  $47^{\circ}40'25''$  East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed; Thence North  $42^{\circ}19'35''$  West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South  $33^{\circ}59'03''$  East;

Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of  $5^{\circ}29'47''$ , an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment; Thence leaving said right of way line South  $42^{\circ}32'26''$  East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of  $16^{\circ}21'40''$ , an arc distance of 252.72 feet;

Thence South  $58^{\circ}54'06''$  East, a distance of 57.00 feet;

Thence South  $31^{\circ}05'54''$  West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of  $10^{\circ}53'36''$ , an arc distance of 57.04 feet to the TRUE POINT OF BEGINNING.

Said description is also shown as Parcel D of Lot Line Adjustment No. 05411, recorded April 24, 2014 as Instrument No. 2014-149710 of Official Records.

Excepting therefrom that portion granted to the City of Jurupa Valley, a public body, corporate and politic of the State of California, by document recorded May 15, 2014 as Instrument No. 2014-177255 of Official Records.

**Assessor's Parcel Number 426-180-020**

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

The Southwesterly one half of Lot 139 of Tract No. 4 of the lands of the Nuevo Land Company, as shown by map on file in Book 10 Page 22 of Maps, Riverside County Records; excepting from said parcel of land all water under, upon and appurtenant to said land and all pipe lines conveyed to the Nuevo Water Company, save only the right of the owner to develop water on his own land for use thereon.

**Assessor's Parcel Number 443-050-006**

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

The East half of the South half of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 10, Township 5 South, Range 1 West, San Bernardino base and meridian. Said property is also shown as Lot 6 of Assessor's map No. 24 on file in Book 1, Page 29 of Assessor's maps records of Riverside County, California

Excepting therefrom that portion thereof conveyed to the County of Riverside by document recorded July 21, 1965 as Instrument No. 83961 of official records of Riverside County, California.

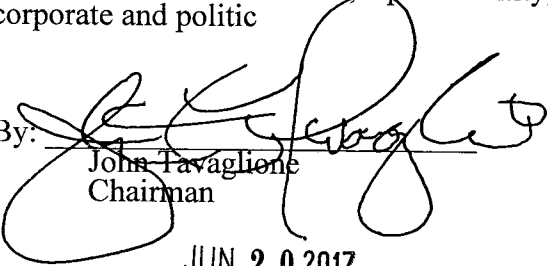
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated June 20, 2017 from the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity, to the Housing Authority of the County of Riverside, a public entity, corporate and politic 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 Housing Authority of the County of Riverside pursuant to Resolution No. 2017-005 adopted by the Board of Commissioners on June 20, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

HOUSING AUTHORITY OF THE  
COUNTY OF RIVERSIDE, a public entity,  
corporate and politic

By:

  
John Tavaglione  
Chairman

Date:

JUN 20 2017

ATTEST:

Kecia Harper-Ihem  
Clerk of the Board


By:

  
Deputy

APPROVED AS TO FORM:

Gregory P. Priamos, County Counsel

By:

  
Jhaila R. Brown  
Deputy County Counsel