

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



ITEM
4.2
(ID # 4965)

MEETING DATE:

Tuesday, August 29, 2017

FROM : SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY:

SUBJECT: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY: Resolution No. 2017-015, Acceptance of Transfer of Real Property from the Housing Authority of the County of Riverside to the Successor Agency to the Redevelopment Agency for the County of Riverside in Unincorporated Area of Nuevo; District 5 [\$6,000]; Redevelopment Property Tax Trust Fund; CEQA Exempt (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the discretionary action to accept the transfer of property is exempt under California Environmental Quality Act (CEQA) State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption, and that any resulting indirect effects of the transfer are not a project as defined in CEQA Section 21065 and State CEQA Guidelines Section 15378;
2. Adopt Successor Agency Resolution No. 2017-015, Acceptance of Conveyance of Fee Simple Interest in Real Property located in the Unincorporated Area of Nuevo, County of Riverside, California, Assessor's Parcel Number 426-180-020 by Grant Deed from the Housing Authority of the County of Riverside to the Successor Agency to the Redevelopment Agency for the County of Riverside;

ACTION: Policy


Robert Field, Assistant County Executive Officer/EDA

8/2/2017



Alex Gann

8/22/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: E.O., 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 and Authorize the Deputy County Executive Officer to execute the Certificate of Acceptance, subject to approval by the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside and the California Department of Finance;
4. Authorize the Deputy County Executive Officer, or his designee, to execute any other documents and administer all actions necessary to complete or memorialize the transfer contemplated by this action;
5. Approve and authorize reimbursement to EDA-Real Estate in the amount not-to-exceed \$6,000 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	\$ 6,000	\$ 0	\$ 6,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Redevelopment Property Tax Trust Fund			Budget Adjustment: No	
			For Fiscal Year: 2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On June 20, 2017, the Board of Supervisors sitting as the legislative body for the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) approved the conveyance of seven separate parcels of real property located in the Cities of Jurupa Valley, Hemet and the Unincorporated Community of Nuevo, to the Housing Authority of the County of Riverside (Housing Authority) to retain for future development. The conveyance occurred pursuant to the Successor Agency's Amended Long Range Property Management Plan (LRPMP) approved by the California Department of Finance (DOF) on December 18, 2015. (see attached Minute Order No. 4.1 dated June 20, 2017) Due to an administrative oversight, the Successor Agency erroneously conveyed Assessor's Parcel Number 426-180-020 consisting of approximately 4.52 acres and located off Lakeview Avenue in the unincorporated community of Nuevo, California (Property) as part of the aforementioned transfer. Although the Property was originally designated as "retain for future development" in the LRPMP, the DOF amended the designation to "dispose" as part of its final approval. (see

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

attached Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside (Oversight Board) staff report and Oversight Board approved resolution)

To ensure compliance with the DOF approved LRPMP and to correct the error, the Housing Authority desires to transfer the Property back to the Successor Agency and Successor Agency staff recommend the Successor Agency accept the transfer of the Property, subject to the approval of the Oversight Board and the DOF. Once the Successor Agency takes title to the Property, the Property will immediately be placed on the market for disposition in accordance with the approved LRPMP. All net sale proceeds will be disbursed to the taxing entities pursuant to Health and Safety Code Section 34188. There are estimated costs of \$6,000 associated with this transaction. Housing Authority staff will bring a companion item before the Board of Commissioners of the Housing Authority on the same day of this proposed action.

The subsequent sale of the Property by the Successor Agency, in a manner consistent with the Dissolution Act (Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484) and LRPMP, will facilitate the unwinding of the former Redevelopment Agency for the County of Riverside by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities.

Pursuant to the California Environmental Quality Act (CEQA), the transfer 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. Therefore, the indirect effects of the transfer are not considered a project under CEQA Section 21065 and State CEQA Guidelines Section 15378. Any future development of the Property will be subject to separate CEQA environmental review prior to taking any choice limiting action or discretionary action.

Staff recommends approval of Resolution No. 2017-015 and the attached Grant Deed with Certificate of Acceptance, authorizing the transfer of the Property by the Housing Authority of the County of Riverside to the Successor Agency for disposition pursuant to the LRPMP. Resolution No. 2017-015 and the attached Grant Deed with Certificate of Acceptance have been reviewed and approved as to legal form by County Counsel.

Impact on Citizens and Businesses

The transfer of the Property from the Housing Authority to the Successor Agency pursuant to the DOF's approved amended LRPMP and the subsequent sale of the Property for fair market value to a third-party will benefit the affected taxing entities.

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

**SUPPLEMENTAL:
Additional Fiscal Information**

The following summarizes the funding necessary for the transfer of the subject property located in Nuevo; all in the County of Riverside:

Estimated Title and Escrow Charges	\$ 2,000
EDA Real Property Staff Time (including County Counsel Staff Time)	\$ 4,000
Total Estimated Costs	\$ 6,000

Attachments:

Site Map

Resolution No. 2017-015

Grant Deed with Certificate of Acceptance

Notice of Exemption

Successor Agency Minute Order No. 4.1 dated June 20, 2017


Oversight Board Staff Report Dated November 5, 2015

Oversight Board Resolution No. 2015-011

RF:JWW:VC:MT MT 4965


Renuka Dasika, Principal Management Analyst

8/21/2017


Gregory V. Priamos, Director County Counsel

8/16/2017

1 **BOARD OF SUPERVISORS**

SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE

4 **RESOLUTION NO. 2017-015**

5 **AUTHORIZATION TO ACCEPT AND ACQUIRE FEE SIMPLE INTEREST IN REAL**
6 **PROPERTY LOCATED IN THE UNINCORPORATED COMMUNITY OF NUEVO, COUNTY**
7 **OF RIVERSIDE, CALIFORNIA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 426-180-**
8 **020, FROM THE HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE**

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;

25 **WHEREAS,** pursuant to Health and Safety Code section 34191.5 (b), an Amended
26 Long-Range Property Management Plan ("LRPMP") was prepared and submitted for review
27 and approval to the Oversight Board for the Successor Agency to the Redevelopment Agency
28 for the County of Riverside ("Oversight Board") and the California Department of Finance

1 ('DOF"). The LRPMP addresses the disposition and use of the real property owned by the
2 former Agency. The LRPMP was approved by the DOF on December 18, 2015;

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

6 **WHEREAS**, pursuant to Board of Supervisor's Minute Order No. 4.1 dated June 20,
7 2017 and Successor Agency Resolution No. 2017-10 adopted on June 20, 2017, the Board of
8 Supervisors sitting as the legislative body for the Successor Agency approved the conveyance
9 of seven separate parcels of real property located in the Cities of Jurupa Valley, Hemet and the
10 Unincorporated Community of Nuevo, to the Housing Authority of the County of Riverside
11 (Housing Authority) to retain for future development. The conveyances occurred pursuant to
12 the LRPMP;

13 **WHEREAS**, due to an administrative oversight, as part of the aforementioned transfer,
14 the Successor Agency erroneously conveyed Assessor's Parcel Number 426-180-020
15 consisting of approximately 4.52 acres and located off Lakeview Avenue in the Unincorporated
16 Community of Nuevo, County of Riverside, California, described in the legal description and
17 depicted on the site map attached hereto as Exhibits A and B respectively, and each
18 incorporated herein by this reference (Property);

19 **WHEREAS**, although the Property was originally designated as "retain for future
20 development" in the LRPMP, the DOF amended the designation to "dispose" as part of its final
21 approval which is memorialized in the Oversight Board staff report dated November 5, 2015
22 and Oversight Board Resolution No. 2015-011 adopted on November 5, 2015, each attached
23 hereto as Exhibits C and D respectively and incorporated herein by this reference;

24 **WHEREAS**, to ensure compliance with the DOF approved LRPMP and to correct the
25 error, the Housing Authority desires to convey fee title to the Property back to the Successor
26 Agency and the Successor Agency desires to accept such conveyance of the Property, subject
27 to the approval of the Oversight Board and the DOF;

28

1 **WHEREAS**, upon the Successor Agency obtaining fee title to the Property, the
2 Property will immediately be placed on the market for disposition in accordance with the
3 approved LRPMP and all net sale proceeds will be disbursed to the taxing entities pursuant to
4 Health and Safety Code Section 34188;

5 **WHEREAS**, the Successor Agency has reviewed and determined that the conveyance
6 of the Property is categorically exempt from CEQA under State CEQA Guidelines Section
7 15061 (b)(3), common sense, general rule exemption. The proposed project is the transfer of
8 vacant real property and no development is contemplated at this time, and it can be seen with
9 certainty that there is no possibility that the activity in question will have a significant impact on
10 the environment the conveyance is merely a transfer in title to the real property; it will not
11 require any construction activities and will not lead to any direct or reasonably foreseeable
12 indirect physical environmental impacts. Therefore, the indirect effects of the transfer are not
13 considered a project under CEQA Section 21065 and State CEQA Guidelines Section 15378.
14 Any future development of the Property will be subject to separate CEQA environmental review
15 prior to taking any choice limiting action or discretionary action; and

16 **WHEREAS**, the Successor Agency's acquisition of the Property to correct the
17 erroneous transfer to the Housing Authority, and the subsequent disposition of the Property to
18 a third-party in a manner consistent with the Dissolution Act and LRPMP, will facilitate the
19 unwinding of the former Agency by liquidating its property in a manner aimed at maximizing
20 value for the benefit of the taxing entities.

21 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by
22 the Board of Supervisors of the Successor Agency to the Redevelopment Agency for the
23 County of Riverside ("Board"), in regular session assembled on August 29, 2017 in the meeting
24 room of the Board of Supervisors located on the 1st floor of the County Administrative Center,
25 4080 Lemon Street, Riverside, California, as follows:

- 26 1. The Recitals set forth above are true and correct and incorporated herein by
27 reference.

- 1 2. The Board, based upon a review of the evidence and information presented on the
2 matter as it relates to the conveyance, has determined that the proposed
3 conveyance is categorically exempt from CEQA pursuant to State CEQA Guidelines
4 Section 15061(b)(3), common sense, general rule exemption. The proposed project
5 is the transfer of vacant real property and no development is contemplated at this
6 time, and it can be seen with certainty that there is no possibility that the activity in
7 question will have a significant impact on the environment the conveyance is merely
8 a transfer in title to the real property; it will not require any construction activities and
9 will not lead to any direct or reasonably foreseeable indirect physical environmental
10 impacts. Therefore, the indirect effects of the transfer are not considered a project
11 under CEQA Section 21065 and State CEQA Guidelines Section 15378. Any future
12 development of the Property will be subject to separate CEQA environmental review
13 prior to taking any choice limiting action or discretionary action.
- 14 3. The Board hereby approves and authorizes the acquisition from the Housing
15 Authority of the County of Riverside ("Housing Authority") of the real property
16 consisting of approximately 4.52 acres of land, located off Lakeview Avenue in the
17 Unincorporated Community of Nuevo, County of Riverside, California, identified as
18 by Assessor's Parcel Number 426-180-020, more specifically described and
19 depicted on Exhibits A and B respectively, each incorporated herein by this
20 reference ("Property"). Accordingly, the Board hereby approves the Grant Deed,
21 including the attached Certificate of Acceptance, attached hereto as Exhibit E and
22 incorporated herein by this reference, conveying fee title to the Property from the
23 Housing Authority to the Successor Agency.
- 24 4. The Board hereby authorizes and directs the Deputy County Executive Officer
25 ("Deputy CEO"), or his designee, to execute a certificate of acceptance conforming
26 in form and substance to the Certificate of Acceptance attached hereto as Exhibit D,
27 subject to the approval of the Oversight Board for the Successor Agency to the
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FORM APPROVED COUNTY COUNSEL
BY: J. Brown 8-14-17
DATE

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Redevelopment Agency for the County of Riverside ("Oversight Board") and the California Department of Finance ("DOF").

- 5. The Board hereby further authorizes and directs the Deputy CEO, or his designee, to take all actions and sign any and all documents necessary and appropriate to implement and effectuate the acquisition of the Property, and to administer the Successor Agency's obligations, responsibilities and duties to be performed in connection with the acquisition, subject to approval as to form by County Counsel.
- 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, words or parts thereof of the Resolution or their applicability to other persons or circumstances. The Board hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.
- 7. The Deputy CEO or designee is hereby authorized and directed to submit a copy of this Resolution, including all exhibits, to the Oversight Board and thereafter to the DOF, for review and approval.

ROLL CALL:

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

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-ITEM, Clerk of said Board
By [Signature]
Deputy

MT:tg/072717/432ED/19.162

EXHIBIT A

LEGAL DESCRIPTION

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.

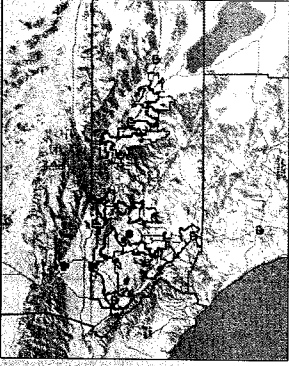
Assessor's Parcel Number: 426-180-020

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EXHIBIT B
SITE MAP
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Lakeview/Nuevo Surplus
Assessor's Parcel Number 426-180-020



Legend



0 476 952 Feet



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© Riverside County RCIT GIS

Notes
District 5

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

EXHIBIT C

OVERSIGHT BOARD STAFF REPORT DATED NOVEMBER 5, 2015

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AGENDA
THURSDAY NOVEMBER 5, 2015
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM C, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, California 92501
(Clerk 951-955-1060)

AND
VIDEO TELECONFERENCE LOCATION
73-710 FRED WARING DRIVE, SUITE 222
PALM DESERT, CA 92260
(760) 863-8211

1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – September 17, 2015
 2. Consideration of Resolution 2015-011, Approving and Adopting Revisions to the Amended Long-Range Property Management Plan (LRPMP)
-

ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA:

MEETING ADJOURNED TO: December 17, 2015

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. **Requests must be made at least 72 hours prior to the meeting.** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

MINUTES OF THE
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE
CONFERENCE ROOM D, 5th FLOOR – COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, RIVERSIDE, CALIFORNIA 92501
(CLERK 951-955-1060)
VIDEO TELECONFERENCE LOCATION
73-710 FRED WARING DRIVE, SUITE 222
PALM DESERT, CA 92260
(760) 863-8211

THURSDAY, September 17, 2015
1:30 P.M.

Pledge of Allegiance to the Flag

Roll Call

Lisa Brandl was absent.

OPENING COMMENTS:

BOARD MEMBERS

ADMINISTRATIVE ACTION:

1. Approval of Meeting Minutes – June 18, 2015

On motion of Aaron Brown, seconded by Rohini Dasika and duly carried by unanimous vote, the Meeting Minutes of June 18, 2015, were received and filed.

2. Consideration of Resolution 2015-008, Approving the Successor Agency's Recognized Obligation Payment Schedule 15-16B for the Period of January 1, 2016 through June 30, 2016

On motion of Paul Jessup, seconded by Marcos Enriquez and duly carried by unanimous vote, Resolution No. 2015-008 was approved as recommended.

3. Consideration of Resolution 2015-009, Approving the Successor Agency's Administrative Budget for the Period of January 1, 2016 through June 30, 2016

On motion of Aaron Hake, seconded by Marcos Enriquez and duly carried by unanimous vote, Resolution No. 2015-009 was approved as recommended.

4. Consideration of Resolution 2015-010, Approving and Adopting the Amended Long-Range Property Management Plan (LRPMP)

On motion of Aaron Hake, seconded by John J. Benoit and duly carried by unanimous vote, Resolution No. 2015-010 was approved as recommended.

DISCUSSION:

Counsel spoke regarding new legislation and SB 107.

ORAL COMMUNICATIONS FROM THE AUDIENCE ON ANY MATTER WHICH DOES NOT APPEAR ON THE BOARD'S AGENDA: *No Public Speakers*

MEETING ADJOURNED TO: Thursday, December 17, 2015, at 1:30 p.m.

Accommodation under the Americans with Disabilities act and agenda in alternate formats are available upon request. ***Requests must be made at least 72 hours prior to the meeting.*** Later requests will be accommodated to the extent feasible. Please telephone Lisa Wagner at the Clerk of the Board office at (951) 955-1063, from 8:00 a.m. to 5:00 p.m., Monday through Thursday.

OVERSIGHT BOARD

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

Reports, Discussion and Action Items

Meeting Date: November 5, 2015

Action: Approval and Adoption of the Revisions to the Amended Long-Range Property Management Plan, via Resolution 2015-011

Background:

The Successor Agency to the Redevelopment Agency for the County of Riverside ("Agency") originally submitted its Long Range Property Management Plan ("LRPMP") to the Department of Finance ("DOF") on October 1, 2014. After DOF's initial review, in May 2015, DOF notified the Agency that the properties identified for transfer for governmental use were not developed and therefore did not qualify for that category, pursuant to Health & Safety Code ("HSC") Section 34181. In lieu of transfer, the Successor Agency requested that these properties be placed in the "retain for future development" category. The Oversight Board to the Successor Agency approved the category reclassification for the properties on September 17, 2015. The Agency subsequently submitted the revised LRPMP to DOF.

On October 1, 2015, DOF contacted the Agency and requested minimal clarification regarding the properties that were reclassified. Pursuant to discussions with DOF, the Agency has reclassified eight (8) of the properties into the disposal category and five (5) still remain in the retain for future development category.

The subject property classification will now be as follows:

Property	Dispose	Retain/Purpose
Lakeland Village Property	X	
In Fill Housing – Rubidoux		In-Fill Housing
Wallace Street Surplus Property		In-Fill Housing
In Fill Housing – Mission Plaza		In-Fill Housing
In Fill Housing – North Hemet		In-Fill Housing
North Shore Fire Station Relocation Property	X	
Future Thermal Library Property		Park-Transfer to DRD
Future Oasis Fire Station Property	X	
Mecca Triangle Park	X	
Mecca Comfort Station	X	
Mecca Fire Station Surplus Property	X	
Mecca Roundabout Surplus Property	X	
Lakeview/Nuevo Surplus Property	X	

The plan for disposition of the Lakeland Village, North Shore Fire Station, Future Oasis Fire Station, Mecca Triangle Park, Mecca Comfort Station, Mecca Fire Station Surplus, Mecca Roundabout, and Lakeview/Nuevo Surplus properties will remain as outlined in the LRPMP.

The County will pursue development of in fill housing for the In Fill Housing-Rubidoux, Wallace Street Surplus, In Fill Housing-Mission Plaza, and In Fill Housing-North Hemet properties; and development of a community park for the Future Thermal Library property.

DOF requires that the Oversight Board submit an approved resolution memorializing these revisions to the LRPMP.

Recommendation: Staff recommends that the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside approve and adopt Resolution No. 2015-011.

Attachments:

- Resolution No. 2015-011 of the Oversight Board for the Successor Agency to the Redevelopment Agency for the County of Riverside Approving and Adopting Revisions to the Amended Long-Range Property Management Plan
- Long-Range Property Management Plan
- <http://www.countyofriverside.us/Portals/0/Government/succesoragency/Oversight%20Board%20Agenda%209-17-15.pdf>

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EXHIBIT D
OVERSIGHT BOARD RESOLUTION NO. 2015-011
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1 OVERSIGHT BOARD

COUNTY OF RIVERSIDE

2 SUCCESSOR AGENCY

3
4 **RESOLUTION NO. 2015-011**

5 **A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE**
6 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING AND**
7 **ADOPTING REVISIONS TO THE AMENDED LONG-RANGE PROPERTY MANAGEMENT**
8 **PLAN (LRPMP)**
9

10 **WHEREAS**, redevelopment agencies were dissolved as of February 1, 2012, following
11 a California Supreme Court ruling in *California Redevelopment Association v. Matosantos*
12 upholding Assembly Bill x1 26 ("ABX1 26");

13 **WHEREAS**, the Successor Agency to the Redevelopment Agency for the County of
14 Riverside (Successor Agency) is responsible for implementing ABX1 26;

15 **WHEREAS**, provisions of ABX1 26 require that each Successor Agency have an
16 oversight board to oversee and review the actions of the Successor Agency as it winds down
17 the affairs of the former Redevelopment Agency;

18 **WHEREAS**, an oversight board has been formed, pursuant to Health and Safety Code
19 Section 34179;

20 **WHEREAS**, AB 1484 was enacted in June 2012, requiring all successor agencies for
21 the former redevelopment agencies that owned property at the time of the dissolution in 2011
22 to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition
23 and use of the identified real properties vested under the former redevelopment agency for
24 consideration by the Oversight Board and the Department of Finance (DOF) for purposes of
25 administering the winding down of redevelopment activity;

26 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5(c), the LRPMP shall
27 include an inventory of all properties owned by the former Redevelopment Agency for the
28

1 County of Riverside at the time of dissolution, and provide recommendations for appropriate
2 means of disposal and use of each parcel as identified in the LRPMP;

3 **WHEREAS**, the Successor Agency received its Finding of Completion (FOC) from the
4 DOF on April 18, 2014;

5 **WHEREAS**, pursuant to Health and Safety Code Section 34191.5 (b) the LRPMP was
6 submitted to the Oversight Board on September 18, 2014 and to the and DOF October 1,
7 2014;

8 **WHEREAS**, the DOF requested clarification regarding certain properties and a change
9 in the permissible use for those properties under the Governmental Use category;

10 **WHEREAS**, the Amended LRPMP was approved by the Oversight Board on
11 September 17, 2015, and submitted to the DOF on September 21, 2015;

12 **WHEREAS**, DOF contacted the Successor Agency on October 1, 2015 via e-mail and
13 requested some minimal clarification regarding the Amended LRPMP;

14 **WHEREAS**, pursuant to HSC Section 34180, the Successor Agency has placed the
15 following properties (parcels) in the disposal category: Lakeland Village (APN 371-210-028),
16 North Shore Fire Station (APN's 723-222-002, 723-222-003), Future Oasis Fire Station
17 (APN's 749-160-012), Mecca Triangle Park (APN 727-184-036), Mecca Comfort Station
18 (APN's 727-193-047, 727-193-013, 727-193-046, 727-193-038), Mecca Fire Station Surplus
19 (APN's 727-193-041, 727-193-028, 727-193-027), Mecca Roundabout Surplus (APN's 727-
20 161-025, 727-161-026, 727-161-028, 727-161-027, 727-161-030), and Lakeview/Nuevo
21 Surplus (APN 426-180-020);

22 **WHEREAS**, the plan for disposition of the Lakeland Village, North Shore Fire Station,
23 Future Oasis Fire Station, Mecca Triangle Park, Mecca Comfort Station, Mecca Fire Station
24 Surplus, Mecca Roundabout, and Lakeview/Nuevo Surplus properties will remain as outlined
25 in the LRPMP;

26 **WHEREAS**, pursuant to HSC Section 34180(f), the County of Riverside would like to
27 retain ownership of the following properties (parcels) for future development: In Fill Housing –
28 Rubidoux (APN's 177-051-001, 177-051-002, 177-051-003), Wallace Street Surplus (APN

1 181-111-015), In Fill Housing – Mission Plaza (APN 181-030-011), In Fill Housing-North
2 Hemet (APN 443-050-006), and Future Thermal Library (APN 757-062-003);

3 **WHEREAS**, the In Fill Housing-Rubidoux, Wallace Street Surplus, In Fill Housing-
4 Mission Plaza, and In Fill Housing-North Hemet properties will be retained for the future
5 development of in fill housing;

6 **WHEREAS**, the Future Thermal Library property will be retained for the future
7 development of a community park;

8 **WHEREAS**, the County will pursue development of the In Fill Housing-Rubidoux,
9 Wallace Street Surplus, In Fill Housing-Mission Plaza, In Fill Housing-North Hemet, and the
10 Future Thermal Library properties under its own auspices and funds; and,

11 **WHEREAS**, pursuant to HSC Section 34188, the County will reach compensation
12 agreements with the other taxing entities to provide payments to them in proportion to their
13 shares of the base property tax for the value of the property retained.

14 **NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED** by the
15 Oversight Board for the Successor Agency to the Redevelopment Agency for the County of
16 Riverside as follows:

17 1. The Oversight Board approves and adopts the revisions to the amended Long-
18 Range Property Management Plan in substantially the form attached hereto as Exhibit A, as
19 required by Health and Safety Code Section 34191.5.

20 2. The Board Clerk shall electronically transmit this resolution to the Department of
21 Finance as required pursuant to Health and Safety Code Section 34179(h).

22 3. Pursuant to Health and Safety Code Section 34177(m), the Department of Finance
23 shall make its determination of the enforceable obligations and the amounts and funding
24 sources of the enforceable obligations no later than 45 days after the Recognized Obligation
25 Payment Scheduled is submitted. Pursuant to Health and Safety Code Section 34179(h), all
26 actions taken by the Oversight Board may be reviewed by the State of California Department
27 of Finance, and, therefore, this Resolution shall not be effective until five (5) business days
28

1 after approval, subject to a request for review by the State of California Department of
2 Finance.

3 **PASSED, APPROVED, AND ADOPTED** by the Oversight Board for the Successor
4 Agency to the Redevelopment Agency for the County of Riverside on November 5, 2015.

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7 ///

8 Approved as to Form:

9 Oversight Board Legal Counsel

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12 By: _____

13 James M. Casso

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EXHIBIT E
FORM OF GRANT DEED
(WITH CERTIFICATE OF ACCEPTANCE)
(behind this page)

Recorded at request of and return to:
County of Riverside
Economic Development Agency
Real Estate Division
3403 10th Street, Suite 400
Riverside, California 92501
Attn: Monica Tlaxcala

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: 426-180-020

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Housing Authority of the County of Riverside, a public entity, corporate and politic ("Grantor") hereby grants to the Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("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 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.

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 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.”

3. 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.

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

5. 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:

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

EXHIBIT A
LEGAL DESCRIPTION

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.

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2017 from the Housing Authority of the County of Riverside, a public entity, corporate and politic of the State of California, to the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity referred to herein and in the deed as "Grantee," is hereby accepted by the undersigned officer on behalf of the Successor Agency to the Redevelopment Agency for the County of Riverside pursuant to Resolution No. 2017-015 adopted by the Board of Supervisors on August 29, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

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

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.

9/7/17
Date

W
Initial

NOTICE OF EXEMPTION

July 27, 2017

Project Name: County of Riverside, Economic Development Agency (EDA) Acceptance of Transfer of Real Property from the Housing Authority of the County of Riverside to the Successor Agency to the Redevelopment Agency for the County of Riverside

Project Number: ED190032301

Project Location: 29950 Lakeview Avenue, south of Ramona Expressway, Assessor Parcel Number (APN) 426-180-020 (See Attached Exhibit)

Description of Project: On June 20, 2017, the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) previously identified the following properties, consisting of approximately 6.79 total acres, for transfer from the Successor Agency to the Housing Authority of the County of Riverside: APNs 181-030-011, 177-051-001, 177-051-002, 177-051-003 and 181-111-015 located off Mission Boulevard in the community of Jurupa Valley, California; 443-050-006, identified by; certain real property located off State Street located in the community of Hemet, California, and, 426-180-020, identified by certain real property located off Lakeview Avenue in the community of Nuevo, California. The Housing Authority has determined not to accept the property located in Nuevo, identified by APN 426-180-020. The Property was identified in the LRPMP under the category to dispose and was inadvertently added to the list of properties in the amended LRPMP approved on December 18, 2015 and was transferred in error to the Housing Authority of the County of Riverside for future development of affordable housing. The transfer of this property, consisting of 4.52 acres, back from the Housing Authority to the Successor Agency is identified as the discretionary action to be analyzed under the California Environmental Quality Act (CEQA). The proposed action is limited to the transfer of a property; it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment and the transfer of the property will not require any construction activities and will not lead to any direct or reasonably foreseeable indirect physical environmental impacts.

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: Exempt under State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption and not a project under CEQA Section 21065 and State CEQA Guidelines Section 15378. Codified under Public Resources Code Division 13, Chapter 2.5, Section 21065, and California Code of Regulations Title 14, Article 5 and 20, Sections 15061 and 15378.

Reasons Why Project is Exempt: The discretionary action to quitclaim a parcel previously transfer to the Housing Authority by the Successor Agency back to the Successor Agency is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment or reasonably foreseeable indirect effects.

AUG 29 2017 4.2

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

www.rivcoeda.org

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

At this time, there are many unknowns associated with the future development of the Property; 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 or disposition of the Property as the project does not exist and is not substantive enough to provide a meaningful analysis of environmental effects. The Successor Authority, under terms of a separate agreement, would be required to provide additional CEQA review and analyze the effects of the future development or disposition of the Property. The transfer of the property does in no way guarantee any future development of the property; there are many actions and processes that must be completed, all which necessitate discretionary actions by the Successor Agency, 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 any 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 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 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 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 APN 426-180-020 back to the Successor Agency from the Housing Authority itself may have a significant physical effect on the environment. The Agreement would be limited to the conveyance of property and would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. The potential indirect effects from this Agreement are no reasonably foreseeable, not considered a project under CEQA, and would be analyzed as part of separate discretionary action taken by the Successor Agency upon a future decision on the property. 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: 7/27/17

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 Property from Riverside County Housing Authority to
Successor Agency, Riverside County, California**

Accounting String: 524830-47220-7200400000 - ED190032301

DATE: July 27, 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: July 27, 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 Property from Riverside County Housing Authority to the Successor Agency, Riverside County, 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

Recorded at request of and return to:
County of Riverside
Economic Development Agency
Real Estate Division
3403 10th Street, Suite 400
Riverside, California 92501
Attn: Monica Tlaxcala

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: 426-180-020

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Housing Authority of the County of Riverside, a public entity, corporate and politic ("Grantor") hereby grants to the Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("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 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.

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(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.”

3. 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.

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

5. 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 29th day of August, 2017.

GRANTOR:

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

By: 

John Favaglione
Chairman

Date: AUG 29 2017

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 

Deputy

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

By: 

Jhila 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.

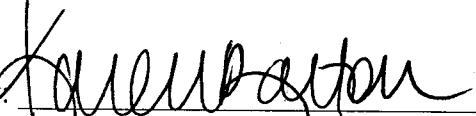
STATE OF CALIFORNIA }
 } §
COUNTY OF RIVERSIDE }

On August 29, 2017, before me, Karen Barton, Board Assistant, personally appeared John Tavaglione, Chairman of the Successor Agency to the Redevelopment Agency Board of Directors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the 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

Kecia Harper-Ihem
Clerk of the Board of Supervisors

By: 
Deputy Clerk

(SEAL)

EXHIBIT A
LEGAL DESCRIPTION

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.

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2017 from the Housing Authority of the County of Riverside, a public entity, corporate and politic of the State of California, to the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity referred to herein and in the deed as "Grantee," is hereby accepted by the undersigned officer on behalf of the Successor Agency to the Redevelopment Agency for the County of Riverside pursuant to Resolution No. 2017-015 adopted by the Board of Supervisors on August 29, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

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