

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
10.1
(ID # 4834)

MEETING DATE:

Tuesday, August 29, 2017

FROM : HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY: Resolution No. 2017-008, Approving the Transfer of Assessor's Parcel Number 426-180-020 Located in Unincorporated Community of Nuevo, California from the Housing Authority of the County of Riverside to the Successor Agency to the Redevelopment Agency for the County of Riverside, To Be Disposed Pursuant to 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 ; District 5 [\$0]; CEQA Exempt (Staff to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Commissioners:

1. Find that the Project is exempt under California Environmental Quality Act (CEQA) State CEQA Guidelines Section 15061(b)(3), General Rule or "Common Sense" Exemption;

ACTION: Policy

Robert Field, Assistant County Executive Officer/EDA 7/24/2017

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Ashley, seconded by Commissioner 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: Housing Authority

Kedja Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Commissioners:

2. Adopt Housing Authority Resolution No. 2017-008, Authorization to Convey Fee Simple Interest in Real Property located in the Unincorporated Community of Nuevo, County of Riverside, California, Assessor's Parcel Number 426-180-020 pursuant to the authority of Health and Safety Code Section 34315, by Grant Deed to the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) to be Disposed pursuant to Resolution 2015-011 of the Oversight Board for the Successor Agency approving and adopting revisions to the Amended Long Range Management Plan;
3. Approve the attached Grant Deed;
4. Authorize the Chairman of the Board of Commissioners to execute the attached Grant Deed to convey the real property from the Housing Authority of the County of Riverside (Housing Authority) to the Successor Agency;
5. Authorize the Housing Authority Executive Director, or designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and
6. Direct the Housing Authority staff to file the Notice of Exemption with the County Clerk within five days of approval by the Board.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	17/18

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. Due to an administrative oversight, the Successor Agency erroneously conveyed, and Housing Authority accepted, Assessor's Parcel Number 426-180-020, consisting of

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

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 had amended the designation to "dispose" as part of its final approval. Pursuant to Health and Safety Code Section 34191.3(a), the approved LRPMP shall govern, superseding all other provisions relating to the disposition and use of the real property assets of the former redevelopment agency.

To ensure compliance with the DOF approved Amended LRPMP and to correct the error, the Housing Authority desires to transfer the Property back to the Successor Agency. Housing Authority may sell or transfer property pursuant to Health and Safety Code Section 34315(e). Successor Agency staff will bring a companion item before the Board of Supervisors on the same day of this proposed action. Upon acceptance by the Successor Agency, the Housing Authority will convey the Property back to the Successor Agency by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the Property consistent with the Amended LRPMP and Health and Safety Code Section 34180(f)(1).

Conveyance of the Property to Successor Agency, in a manner consistent with the Dissolution Act (Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484) and Amended 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.

Housing Authority Staff recommends approval of Resolution No. 2017-008 and the attached Grant Deed, authorizing the transfer of the Property by the Housing Authority to the Successor Agency for disposition pursuant to the Amended LRPMP. Resolution No. 2017-008 and the attached Grant Deed have been reviewed and approved as to legal form by County Counsel.

Impact on Citizens and Businesses

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
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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 affected taxing entities.



Attachments:

- Site Map
- Resolution No. 2017-008
- Grant Deed
- Notice of Exemption

RF:JWW:HM:JA:JG:rb

MinuteTrak: 4834

H:\Housing\RDACOM-HOUSING\2017 HASA Housing Projects\Successor Agency transfer to HASA\F11\HASA F11 Conveyance of Real Property to SA

	
Nehini Laska, Principal Management Analyst	Gregory V. Priamos, Director County Counsel
8/21/2017	8/16/2017

1 BOARD OF COMMISSIONERS

HOUSING AUTHORITY

2 RESOLUTION NO. 2017-008

3 APPROVE AND AUTHORIZE CONVEYANCE OF TRANSFER OF REAL PROPERTY
4 LOCATED IN THE UNINCORPORATED COMMUNITY OF NUEVO, COUNTY OF
5 RIVERSIDE, STATE OF CALIFORNIA, WITH ASSESSOR'S PARCEL NUMBER 426-180-
6 120 BY GRANT DEED FROM THE HOUSING AUTHORITY OF THE COUNTY OF
7 RIVERSIDE TO THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
8 FOR THE COUNTY OF RIVERSIDE FOR DISPOSAL PURSUANT TO RESOLUTION NO.
9 2015-011 OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
10 REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING AND
11 ADOPTING REVISIONS TO THE AMENDED LONG-RANGE PROPERTY
12 MANAGEMENT PLAN

13 WHEREAS, the Housing Authority of the County of Riverside ("Housing
14 Authority") is a public entity, corporate and politic organized and existing under the Housing
15 Authority Laws (commencing at Section 34200 of the California Health and Safety Code;
16 herein the "Housing Authorities Law"), and authorized to transact business and exercise the
17 powers of a housing authority in the territorial jurisdiction of the County of Riverside;

18 WHEREAS, Housing Authority also serves as the "housing successor" to the former
19 Redevelopment Agency for the County of Riverside, a dissolved redevelopment agency,
20 pursuant to Part 1.85 of Division 24 of the Health and Safety Code, specifically sections 34176
21 and 34176.1;

22 WHEREAS, the Housing Authority accepted in error certain real property located in
23 the unincorporated community of Nuevo, County of Riverside, State of California, consisting
24 of approximately 4.52 acres of land, identified with Assessor's Parcel Number 426-180-020,
25 described in the legal description attached hereto as Exhibit A and incorporated herein by this
26 reference ("Property");

27 WHEREAS, pursuant to that certain Amended Long-Range Property Management
Plan ("LRPMP") prepared by the Successor Agency pursuant to Health and Safety Code
section 34191.5 and approved by the California Department of Finance ("DOF") on December
18, 2015, Successor Agency is required to dispose of the Property;

WHEREAS, the Property was conveyed in error to the Housing Authority of the
County of Riverside for future development of affordable housing;

FORM APPROVED COUNTY COUNSEL
BY: *Marshall Victor* 8/16/17
MARSHAL VICTOR DATE

1 WHEREAS, the Housing Authority desires to transfer the Property back to the
2 Successor Agency and the Successor Agency desires to accept the transfer of Property for
3 disposal pursuant to Resolution No. 2015-011 of the Oversight Board for the Successor Agency
4 to the Redevelopment Agency for the County of Riverside Approving and Adopting Revisions
5 to the Amended Long-Range Property Management Plan; and

6 WHEREAS, the Housing Authority has reviewed and determined that the Property is
7 exempt from the provisions of California Environmental Quality Act ("CEQA") specifically by
8 Section 21065 and State CEQA Guidelines 15061 (b) (3) as it will not result in direct impacts
9 to the physical environment or reasonably foreseeable indirect effects of future development of
10 the property. Therefore, the discretionary action is limited to the transfer of the property and is
11 not a project under CEQA. A Notice of Exemption is the appropriate CEQA determination
12 until a design concept for the future development of the site can provide reasonably foreseeable
13 information with the appropriate level of public input to conduct additional meaningful
14 environmental review under CEQA.

15 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED
16 by a four-fifths vote of the Board of Commissioners of the Housing Authority of the County of
17 Riverside, California, ("Board"), in regular session assembled on August 29, 2017, at 9:00 a.m.
18 or thereafter, in the meeting room of the Board of Commissioners located on the 1st floor of the
19 County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board, based
20 upon the evidence and testimony present on the matter as it relates to the transfer of real
21 property interests:

22 1. The Recitals set forth above are true and correct and incorporated herein by this
23 reference.

24 2. The Board, based upon a review of the evidence and information presented on
25 the matter as it relates to the transfer, has determined that the proposed conveyance is
26 categorically exempt from CEQA Section 21065 and State CEQA Guidelines 15061 (b) (3) as
27 it will not result in direct impacts to the physical environment or reasonably foreseeable

1 indirect effects of future development of the property. Therefore, the discretionary action is
2 limited to the transfer of the property and is not a project under CEQA.

3 3. The Board hereby approves and authorizes the conveyance of Property from the
4 Housing Authority of the County of Riverside by Grant Deed back to the Successor Agency to
5 the Redevelopment Agency for the County of Riverside, conforming in form and substance to
6 Exhibit B attached hereto and incorporated herein by this reference, of fee simple interest in
7 real property located in the unincorporated community of Nuevo, County of Riverside, State of
8 California, consisting of approximately 4.52 acres of land, identified with Assessor's Parcel
9 Number 426-180-020, described in the legal description in Exhibit A.

10 4. The Board hereby authorizes the Chairman of the Board of Commissioners to
11 execute a Grant Deed, conforming in form and substance to the Grant Deed attached hereto as
12 Exhibit B and incorporated herein by this reference, to complete the conveyance of the
13 Property and this transaction.

14 5. The Board authorizes the Housing Authority Executive Director or designee to
15 take all necessary action, and execute any other documents that may be necessary to complete
16 the conveyance of the Property by the Housing Authority, subject to approval by County
17 Counsel.

18 ///

19 /// ROLL CALL:

20 /// Ayes: Jeffries, Washington, Perez and Ashley

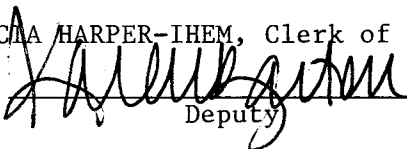
21 /// Nays: None

22 /// Absent: Tavaglione

23 ///

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

26 KECHA HARPER-IHEM, Clerk of said Board

27 By  Deputy

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Resolution 2017-008

**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.

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

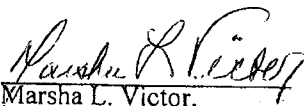
By: 
Marsha L. Victor,
Chief Deputy County Counsel

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

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: 
Jhaila R. Brown,
Deputy County Counsel



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

8/29/17
Date

via H.A.
Initial

Notice of Exemption

To:

Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Housing Authority of the County of
Agency: Riverside
Address: 5555 Arlington Avenue
Riverside, CA 92504
Contact: Mervyn Manalo, Housing Specialist
Phone: (951) 343-5495

County Clerk
County of: Riverside
2724 Gateway Drive
P.O. Box 751
Address: Riverside, CA 92502-0751

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Exemption in Compliance with Section 15061(b)(3) of CEQA Guidelines.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: 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 To Be Disposed

Project Location (include county): Real Property Located in Unincorporated Community of Nuevo, County of Riverside, State of California, Assessor's Parcel Number 426-180-020

Project Description:

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. Due to an administrative oversight, the Successor Agency erroneously conveyed, and Housing Authority accepted, 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 had amended the designation to "dispose" as part of its final approval. Pursuant to Health and Safety Code Section 34191.3(a), the approved LRPMP shall govern, superseding all other provisions relating to the disposition and use of the real property assets of the former redevelopment agency.

To ensure compliance with the DOF approved Amended LRPMP and to correct the error, the Housing Authority desires to transfer the Property back to the Successor Agency. Housing Authority may sell or transfer property pursuant to Health and Safety Code Section 34315(e). Successor Agency staff will bring a companion item before the Board of Supervisors on the same day of this proposed action. Upon acceptance by the Successor Agency, the Housing Authority will convey the Property back to the Successor Agency by the attached Grant Deed and execute any other documents as may be necessary to implement the conveyance of the Property consistent with the Amended LRPMP and Health and Safety Code Section 34180(f)(1).

Conveyance of the Property to Successor Agency, in a manner consistent with the Dissolution Act (Assembly Bill No. x1 26, as modified by Assembly Bill No. 1484) and Amended 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.

Project Sponsor: Successor Agency to the Redevelopment Agency for the County of Riverside

This is to advise that the Riverside County Board of Commissioners approved the above project on

Lead agency or Responsible Agency

August 29, 2017 and has made the following determinations regarding the above described project:
(tentative date)

1. The Project is EXEMPT pursuant to State CEQA Guidelines Sections 15061(b)(3).

The Notice of Exemption Declaration is available to the General Public at:

Housing Authority of the County of Riverside
5555 Arlington Avenue, Riverside, CA 92504

Signature:

(Public Agency) _____

Title: John Aguilar, Deputy Director

Date: _____

Date received for filing at OPR: _____