

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



ITEM: 3.22  
(ID # 15301)

**MEETING DATE:**

Tuesday, June 29, 2021

**FROM:** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Approve the Corrected Grant Deed for Assessor's Parcel Number 480-160-021 Located in the Unincorporated Area of French Valley, County of Riverside, State of California, District 3, CEQA Exempt. [\$0] (Clerk to File Notice of Exemption) (4/5 Vote Required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find the Transfer to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption;
2. Approve the attached Corrected Grant Deed for Assessor's Parcel Number 480-160-021, located in the unincorporated area of French Valley, County of Riverside, State of California and authorize the Chair of the Board of Supervisors to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any and all other documents necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five working days of Board approval.

**ACTION: Policy, 4/5 Vote Required**

  
Rose Salgado, Director of Facilities Management 6/11/2021

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt  
Nays: None  
Absent: None  
Date: June 29, 2021  
xc: FM-RE, Recorder

Kecia R. Harper  
Clerk of the Board

By:   
Deputy



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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$ 0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$ 0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2020/21

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

**BACKGROUND:**

**Summary**

On August 16, 2017, the County of Riverside accepted a conveyance of property from the Boys and Girls Clubs of Southwest County (Boys and Girls Club). The recorded grant deed (Grant Deed) comprised of 11.33 acres of vacant property, located on the northeast corner of Winchester Road and Skyview Road in French Valley (Property). This Property is now the location of the new French Valley Library which was recently constructed on an approximate 3-acre portion of the Property.

The Grant Deed contained a restriction that the Property be used solely for public facilities and purposes. At the time the Boys and Girls Club acquired the Property, there were no recorded use restrictions. There were no requirements that the use restriction be imposed on the Grant Deed. The purpose of this item is to approve the corrective deed for the Property, and to record the newly executed deed, effectively removing the restriction.

This corrective action will allow the County to pursue a future ground lease or surplus sale of approximately 4.5 acres of the remaining Property after achieving the primary goal of constructing a new library for the community of French Valley. The lease or sale of the approximate 4.5 acres of the Property will allow the County to generate revenue which will serve to offset County operational costs. The County will work to ensure that future development of the remainder property is conducive and complementary with both the new French Valley Library and the community that surrounds the Property.

Pursuant to the California Environmental Quality Act (CEQA), this transfer was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption and Section 15061(b)(3), "Common Sense" Exemption.

County Counsel has approved the Grant Deed as to form and the Corrected Grant Deed will be recorded upon execution by the County.

**Impact on Citizens and Businesses**



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

This corrective action will allow the County to pursue a ground lease or surplus sale for a portion of the remaining Property which would generate revenue to offset County operational costs. Any new development would also serve to generate new short-term construction jobs and long-term business jobs and provide complementary services for both citizens and businesses.

**Attachments:**

- Aerial Image
- Corrected Grant Deed
- Notice of Exemption

  
Meghan Hahn, Administrative Analyst

6/17/2021

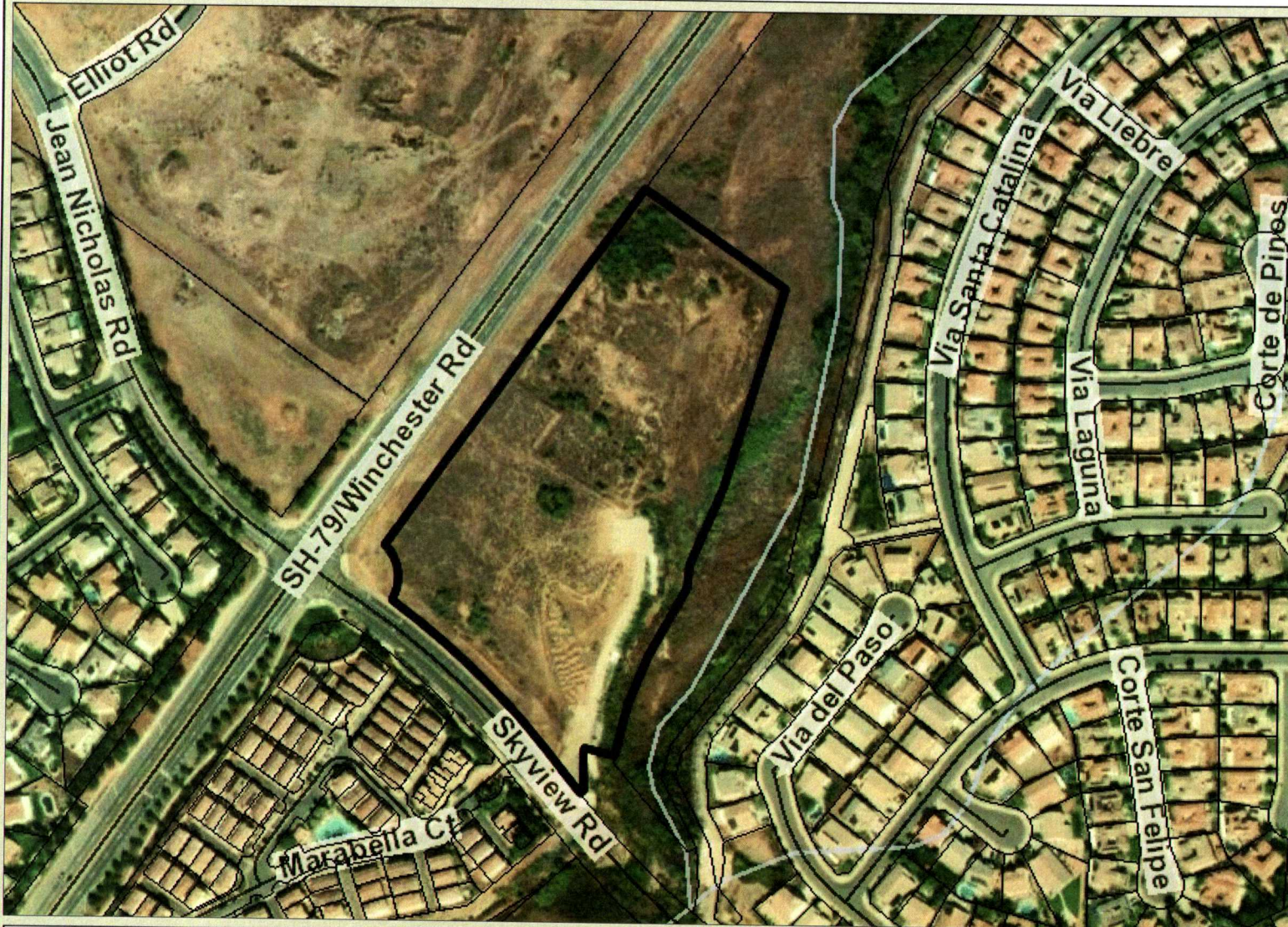
  
Gregory L. Priamos, Director County Counsel

6/16/2021



## Aerial Image

Assessor's Parcel Number: 480-160-021



### Legend

- ☐ Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas



**\*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.

0 376 752 Feet

REPORT PRINTED ON... 5/12/2021 9:33:50 AM

© Riverside County GIS

### Notes



**OFFICIAL BUSINESS**

**Document entitled to free recording**

**Per Government Code Section 6103 and 27383**

**WHEN RECORDED MAIL TO**

County of Riverside  
Facilities Management - Real Estate Division  
3133 Mission Inn Avenue  
Riverside, CA 92507

CAO:dr/06092021/271FM/30.520

APN: 480-160-021

SPACE ABOVE LINE FOR RECORDERS USE

**GRANT DEED**

**\*\*THIS GRANT DEED IS BEING RECORDED TO CORRECT THE USE RESTRICTION IN THAT CERTAIN GRANT DEED RECORDED ON AUGUST 16, 2017 AS DOCUMENT NUMBER 2017-0337945 OFFICIAL RECORDS OF RIVERSIDE COUNTY, WHICH GRANT DEED CONTAINED AN UNNECESSARY USE RESTRICTION\*\***

[remainder of page intentionally blank]

[signatures on following page]

OFFICIAL BUSINESS

Document entitled to free recording

Per Government Code Section 6103 and 27383

WHEN RECORDED MAIL TO

County of Riverside  
Real Estate Division  
3133 Mission Inn Avenue  
Riverside, CA 92507

CAO:dr/06092021/271FM/30.520

APN: 480-160-021

SPACE ABOVE LINE FOR RECORDERS USE

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the real property located 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").

SEE EXHIBIT "A" ATTACHED

[remainder of page intentionally blank]

[signatures on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on its behalf.

**"GRANTOR"**

County of Riverside, a political  
subdivision of the State of California

By: Karen S. Spiegel  
Karen Spiegel, Chair  
Board of Supervisors

Date: 06.29.2021

ATTEST:

Kecia R. Harper  
Clerk of the Board

By: Yolanda Rastro  
Deputy

FORM APPROVED COUNTY COUNSEL  
BY: Ryan D. Yabko 6/14/21  
RYAN D. YABKO DATE



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

#### **Legal Description:**

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

Parcel 1 of Parcel Map No. 32914, in the County of Riverside, State of California, as shown by map on file in Book 224, Pages 91 through 93 of Parcel Maps, in the Office of the County Recorder of said County.

CONTAINING AN AREA OF 11.33 ACRES)

Assessor's Parcel No: 480-160-021

**CERTIFICATE OF ACCEPTANCE**  
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the grant deed dated June 29, 2021, from COUNTY OF RIVERSIDE, a political subdivision of the State of California, to the COUNTY OF RIVERSIDE, is hereby accepted by order of the Board of Supervisors on the date below and the Grantee, consents to the recordation thereof by its duly authorized officer.

Dated: JUN 29 2021

By: Karen S. Spiegel  
Karen Spiegel, Chair  
Board of Supervisors

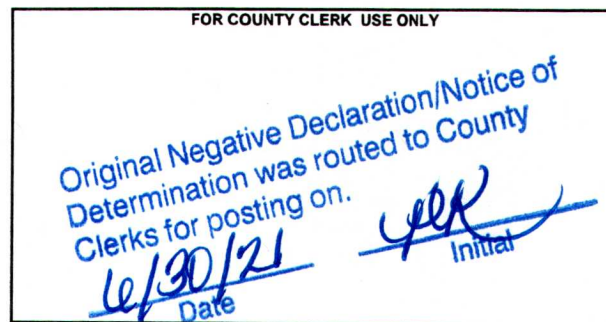
ATTEST:

KECIA R. HARPER, Clerk

By: [Signature]  
DEPUTY

JUN 29 2021 3:22

County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA



## NOTICE OF EXEMPTION

June 10, 2021

**Project Name:** Corrected Grant Deed for Assessor's Parcel Number 480-160-021 located in the unincorporated area of French Valley

**Project Number:** FM041030

**Project Location:** Northeast corner of Winchester Road and Skyview Road, 2.5 miles south of Scott Road, Assessor's Parcel Number (APN): 480-160-021, unincorporated area of French Valley, County of Riverside, California

**Description of Project:** On August 16, 2017, the County of Riverside accepted a conveyance of property from the Boys and Girls Clubs of Southwest County (Boys and Girls Club). The recorded grant deed (Grant Deed) comprised of 11.33 acres of vacant property, located on the northeast corner of Winchester Road and Skyview Road in French Valley (Property). This Property is now the location of the new French Valley Library which was recently constructed on an approximate 3-acre portion of the Property. The Grant Deed contained a restriction that the Property be used solely for public facilities and purposes. At the time, the Boys and Girls Club acquired the Property, there were no recorded use restrictions. There were no requirements that the use restriction be imposed on the Grant Deed. The purpose of this item is to approve the corrective deed for the Property, and to record the newly executed deed, effectively removing the restriction. This corrective action will allow the County to lease or sell the unused portion of the property that does not contain the Library, which entails approximately 4.5 acres. The lease or sale of the approximate 4.5 acres of the Property will allow the County to generate revenue which will serve to offset County operational costs. The County will work to ensure that future development of the remainder property is conducive and complementary with both the new French Valley Library and the community that surrounds the Property. The specifics for the future use of the property is not reasonably foreseeable at this time. The correction to the Grant Deed to remove the use restriction is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project is limited to correction to remove a use restriction on a Grant Deed and does not allow for any construction activity or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity where a specific development concept is provided for the location would require additional CEQA review as part of the approval of the development. Any attempt at evaluating physical impacts related to future development at this time would be wholly speculative and would provide no meaningful input or analysis.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5 and 19, Sections 15061 and 15300 to 15301.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2.

JUN 29 2021 3.22



The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. Any future development project on the 4.5 acres of property would require a full evaluation under CEQA at that time. The proposed removal of the use restriction on the Grant Deed will not have an effect on the environment and does not allow for any development or construction that may create a future reasonably foreseeable direct or indirect physical environmental impact.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project is limited to the removal of a use restriction and would not result in any direct or indirect impacts on the environment. The 4.5 acres of property is currently undeveloped, graded, hydroseeded and stabilized to prevent any erosion and control runoff. The site will continue to receive ongoing landscaping maintenance under County ownership. The ongoing use and maintenance of the property would not require any expansion of public services and facilities and would continue until any future development concept is identified and is considered as part of a future, separate discretionary action. Therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19 of the CEQA Guidelines.
- **Section 15061 (b)(3) – “Common Sense” Exemption:** 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. With certainty, there is no possibility that the correction to the Grant Deed may have a significant effect on the environment. The proposed project is removal of a use restriction and any future development would require CEQA review and attempting to analyze the environmental effects of any future project would be wholly speculative at this time. Therefore, in no way would the project, as proposed, have the potential to cause a significant environmental impact.

The potential indirect effects from this removal of use restriction on the Grant Deed would be addressed through a future discretionary action for the development of the site with a future commercial use of the. The correction to the Grant Deed is not deemed to be an approval pursuant to CEQA for any specific development and does not commit any public agency, including the County of Riverside to a definite course of action regarding a project that may lead to an adverse effect on the environment or limit any choice of alternatives or mitigation measures prior to CEQA compliance. In addressing indirect effects of the correction to the Grant Deed, CEQA Guidelines 15004(b) identifies the necessity of balance in determining the timing of CEQA compliance, citing the need to enable environmental considerations to have influence on programming and design, while at the same time having enough detailed information for meaningful environmental assessment. When considering future indirect effects from the removal of the use restriction, at this point in the process, the design of a future project is not known or reasonably foreseeable and, therefore, is not substantive enough to provide a meaningful analysis of environmental effects. Future development of the site by a buyer or lessee provides the appropriate opportunity for environmental considerations with the County as Lead Agency to influence design and the characterization of effects would be more meaningful as there are more specifics associated with the development of the property.

Therefore, the County of Riverside Facilities Management 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:



Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

Date: 6-14-2021

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Corrected Grant Deed for Assessor's Parcel Number 480-160-021 located  
in the unincorporated area of French Valley**

**Accounting String: 524830-47220-7200400000 - FM041030**

**DATE:** June 10, 2021

**AGENCY:** Riverside County Facilities Management

**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, Facilities Management**

**Signature:** 

**PRESENTED BY: Craig Olsen, Supervising Real Property Agent, Facilities  
Management**

**-TO BE FILLED IN BY COUNTY CLERK-**

**ACCEPTED BY:** -

**DATE:** -

**RECEIPT # (S)** -



County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA 92507

Date: June 10, 2021

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: **County of Riverside Facilities Management Project # FM041030**  
Corrected Grant Deed for Assessor's Parcel Number 480-160-021 located in the unincorporated area of French Valley

The Riverside County's Facilities Management'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 #2600**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Facilities Management,**

**3133 Mission Inn Avenue, Riverside, CA 92507**

**If you have any questions, please contact Mike Sullivan at 955-8009 or email at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file