

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



ITEM: 4.1
(ID # 27230)

MEETING DATE:

Tuesday, April 01, 2025

FROM : SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND FACILITIES
MANAGEMENT-REAL ESTATE DIVISION

SUBJECT: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND FACILITIES
MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Successor Agency Resolution No. 2025-
01, Ratifying and Approving the Sale of Real Property Located in the Community of Mecca,
County of Riverside, California, Identified as Assessor's Parcel Numbers 727-184-034 and 727-
184-035 by Grant Deed to the Riverside County Board of Education; Ratifying and Approving
the First Amendment to Agreement of Purchase and Sale and Joint Escrow Instructions; CEQA
Exempt per State CEQA Guidelines Section 15301 and 15061(b)(3); District 4. [\$0] (Clerk to file
Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA)
pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities
Exemption, and Section 15061(b)(3), "Common Sense" Exemption;

ACTION: Policy

ACTION:


Don Kent, Chief Finance Officer 3/7/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, and Perez
Nays: None
Absent: Washington and Gutierrez
Date: April 1, 2025
xc: Successor Agency/EO, FM, Recorder, Oversight Board
Sate Clearinghouse, Recorder

Kimberly A. Rector
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:

2. Adopt Successor Agency Resolution No. 2025-01, Ratifying and Approving the Sale of Real Property located in the Community of Mecca, County of Riverside, California, identified as Assessor Parcel's Numbers 727-184-034 and 727-184-035 by Grant Deed to Riverside County Board of Education;
3. Ratify and Approve the attached First Amendment to Agreement of Purchase and Sale and Joint Escrow Instructions between the Successor Agency to the Redevelopment Agency for the County of Riverside, as Seller, and Riverside County Board of Education, as Buyer, for the sale of the real property located in the Community of Mecca, County of Riverside, Identified as Assessor's Parcel Numbers 727-184-034 and 727-184-035;
4. Authorize the Chair of the Board, or his designee, to submit a copy of Successor Agency Resolution No. 2025-01, including all exhibits, to the Countywide Oversight Board for the County of Riverside for review and approval; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working 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: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 5, 2024 (M.O. 4.1), the Successor Agency to the Redevelopment Agency for the County of Riverside (SA) approved the sale of certain real property consisting of approximately 1.31 acres, located between 2nd street and 66th avenue, Mecca, California (Mecca Property), identified as Assessor's Parcel Numbers (APN's) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, and 727-184-033, to the Riverside County Board of Education (RCBOE) for \$250,000 through an Agreement of Purchase and Sale and Joint Escrow Instructions (Agreement). The sale will allow RCBOE to pursue a future regional childcare administrative center in the community of Mecca and to engage the public in childcare programming in this region of the County (RCBOE Childcare Project).

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

The SA intended to sell all of the contiguous parcels of the Mecca Property to RCBOE, however, two parcels, specifically APN's 727-184-034 and 727-184-035, were inadvertently omitted from the sale. Upon discovering the omission, the two parcels were properly identified and incorporated into the Agreement through a First Amendment, ensuring the timely completion of the sale of all intended SA parcels to RCBOE for the RCBOE Childcare Project.

This corrective action will simply ratify and approve the First Amendment and the final sale of all intended parcels to RCBOE. There are no changes to costs in the initial action and RCBOE has accepted the First Amendment and the sale of the property in its as-is, where-is condition.

The SA's disposition of APN's 727-184-034 and 727-184-035, in a manner consistent with the Dissolution Act, will facilitate the winding down of the former RDA 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 sale of APN's 727-184-034 and 727-184-035 was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption. A notice of exemption will be filed within five days after approval.

The Project is the sale of real property that has been previously disturbed and landscaped, is currently undeveloped, and receives ongoing maintenance. 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. APN's 727-184-034 and 727-184-035 do not have significant value for wildlife habitat or other environmental purposes, and is of such size, shape, and inaccessibility that it is incapable of independent development or use; it will not require any construction activities, and will not lead to any direct, or reasonably foreseeable indirect, physical environmental impacts.

The SA now seeks the Board to adopt SA Resolution No. 2025-01 ratifying and approving the sale of real property located in the community of Mecca, County of Riverside, California, for the additional APN's 727-184-034 and 727-184-035 to the RCBOE and the First Amendment to Agreement of Purchase and Sale and Joint Escrow Instructions. Successor Agency Resolution No. 2025-01 has been approved as to legal form by County Counsel.

Impact on Residents and Businesses

Pursuant to the Dissolution Act, the net proceeds from the sale of the identified disposal properties will be distributed to taxing entities, including school districts, special districts, and the County.

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

Additional Fiscal Information

Full payment for the properties has been received from RCBOE in the form of a check in the amount of \$250,000.00.

ATTACHMENTS:

- Site Map
- Successor Agency Resolution No. 2025-01
- First Amendment to Agreement of Purchase and Sale and Joint Escrow Instructions
- Notice of Exemption

FM0417200451/ 451FM

Sarah Franco
Sarah Franco, Assistant County Executive Officer

3/21/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

3/17/2025



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-96279

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500274
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$7,035.75	
Comment	SST3502S307	



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-96279

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MGMT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/01/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500274	

PROJECT TITLE

COUNTY OF RIVERSIDE, AUTHORIZATION TO SELL REAL PROPERTY LOCATED IN THE
UNINCORPORATED COMMUNITY OF MECCA

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MGMT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ _____ \$50.00


SIGNATURE

X *I Tejeda*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Isabel Tejeda

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA

FILED / POSTED		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500274 04/01/2025 02:06 PM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

March 11, 2025

Project Name: County of Riverside, Authorization to Sell Real Property Located in the Unincorporated Community of Mecca

Project Number: ED190019424

Project Location: Between 66th Avenue and 2nd Street, Mecca, California, 92507, Assessor's Parcel Numbers (APNs) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, 727-184-033, 727-*184-034, 727-184-035

Description of Project: On March 5, 2024 (M.O. 4.1), the Successor Agency to the Redevelopment Agency for the County of Riverside (SA) approved the sale of certain real property consisting of approximately 1.31 acres, located between 2nd street and 66th avenue, Mecca, California (Mecca Property), identified as Assessor's Parcel Numbers (APN's) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, and 727-184-033, to the Riverside County Board of Education (RCBOE) for \$250,000 through an Agreement of Purchase and Sale and Joint Escrow Instructions (Agreement). The sale will allow RCBOE to pursue a future regional childcare administrative center in the community of Mecca and to engage the public in childcare programming in this region of the County (RCBOE Childcare Project).

The Successor Agency intended to sell all of the contiguous parcels of the Mecca Property to RCBOE, however, two parcels, specifically APN's 727-184-034 and 727-184-035, were inadvertently omitted from the sale. Upon discovering the omission, the two parcels were properly identified and incorporated into the Agreement through a First Amendment, ensuring the timely completion of the sale of all intended SA parcels to RCBOE for the RCBOE Childcare Project.

This corrective action will simply ratify and approve the First Amendment and the final sale of all intended parcels to RCBOE. There are no changes to costs in the initial action and RCBOE has accepted the First Amendment and the sale of the property in its as-is, where-is condition.

The SA's disposition of APN's 727-184-034 and 727-184-035, in a manner consistent with the Dissolution Act, will facilitate the winding down of the former RDA by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities. The conveyance of property to the Buyer is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

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, Articles 5 and 19, Sections 15061 and 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. 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. No significant environmental impacts are anticipated to occur with the sale of the Property.

- **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 the proposed sale of real property that is no longer needed for the use by or purposes of the Successor Agency as surplus, which will allow for the eventual disposition. The declaration and future transfer of the property would not result in any change in use and would not increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions 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. 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 Project may have a significant effect on the environment. The proposed sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required, and the potential environmental effects would be analyzed as part of future discretionary action. 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.

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 **Date:** 3-11-2025
Mike Sullivan,
County of Riverside, Facilities Management

Document Root (Read-Only)

Selected Document

2025040121 - NOE - County of Riverside, Authorization to Sell Real Property Located in the Unincorporated Community of Mecca

Riverside County

Created - **4/2/2025** | Submitted - **4/2/2025** | Posted - **4/2/2025** | Received - **4/2/2025** | Published - **4/2/2025**

Whitney N Mayo

Document Details**Public Agency**

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

County of Riverside, Authorization to Sell Real Property Located in the Unincorporated Community of Mecca

Document Description

On March 5, 2024 (M.O. 4.1), the Successor Agency to the Redevelopment Agency for the County of Riverside (SA) approved the sale of certain real property consisting of approximately 1.31 acres, located between 2nd street and 66th avenue, Mecca, California (Mecca Property), identified as Assessor's Parcel Numbers (APN's) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, and 727-184-033, to the Riverside County Board of Education (RCBOE) for \$250,000 through an Agreement of Purchase and Sale and Joint Escrow Instructions (Agreement). The sale will allow RCBOE to pursue a future regional childcare administrative center in the community of Mecca and to engage the public in childcare programming in this region of the County (RCBOE Childcare Project). The Successor Agency intended to sell all of the contiguous parcels of the Mecca Property to RCBOE, however, two parcels, specifically APN's 727-184-034 and 727-184-035, were inadvertently omitted from the sale. Upon discovering the omission, the two parcels were properly identified and incorporated into the Agreement through a First Amendment, ensuring the timely completion of the sale of all intended SA parcels to RCBOE for the RCBOE Childcare Project. This corrective action will simply ratify and approve the First Amendment and the final sale of all intended parcels to RCBOE. There are no changes to costs in the initial action and RCBOE has accepted the First Amendment and the sale of

the property in its as-is, where-is condition.

The SA's disposition of APN's 727-184-034 and 727-184-035, in a manner consistent with the Dissolution Act, will

facilitate the winding down of the former RDA by liquidating its property in a manner aimed at maximizing value for the

benefit of the taxing entities. The conveyance of property to the Buyer is identified as the proposed project under the

California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any

construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental

impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to

the property.

Attachments (Upload Project Documents)

Item 4.1 NOE.pdf

Contacts

County of Riverside Facilities Management - *Mike Sullivan*

3450 14th Street
Riverside, CA 92501
Phone : (951) 955-4820
msullivan@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Mecca

Location Details**Other Location Info**

Between 66th Avenue and 2nd Street, Mecca, California, 92507, Assessor's Parcel Numbers (APNs)

727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011 , 727-184-030, 727-184-040,
727-184-024, 727-184-008, 727-184-033, 727-*184-034, 727-184-035

Notice of Exemption**Exempt Status**

Categorical Exemption

Type, Section Number or Code Number

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. 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. No significant environmental impacts are anticipated to occur with the sale of the Property. 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 the proposed sale of real property that is no longer needed for the use by or purposes of the Successor Agency as surplus, which will allow for the eventual disposition. The declaration and future transfer of the property would not result in any change in use and would not increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines. 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.

Exempt Status

Other

Type, Section Number or Code Number

15061(B)(3)

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. 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. No significant environmental impacts are anticipated to occur with the sale of the Property. : 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 Project may have a significant effect on the environment. The proposed sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required, and the potential environmental effects would be analyzed as part of future discretionary

action. 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. 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.

County Clerk(s)

Riverside

Signature

Title

Date

BOARD OF SUPERVISORS

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

SA RESOLUTION NO. 2025-01

**RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY FOR
THE COUNTY OF RIVERSIDE RATIFYING AND APPROVING THE SALE OF REAL
PROPERTY LOCATED IN THE COMMUNITY OF MECCA, CALIFORNIA, IDENTIFIED AS
ASSESSOR'S PARCEL NUMBERS 727-184-034 AND 727-184-035 TO RIVERSIDE
COUNTY BOARD OF EDUCATION**

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

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

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

WHEREAS, on March 5, 2024 (M.O. 4.1), the Successor Agency approved the sale of eleven (11) parcels, identified as Assessor's Parcel Numbers ("APN's") 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, 727-184-033, to the Riverside County Board of Education ("RCBOE") for \$250,000 through an Agreement of Purchase and Sale and Joint Escrow Instructions ("Agreement"). The sale will allow RCBOE to pursue a future regional childcare administrative

FORM APPROVED COUNTY COUNSEL
BY  RYAN D. YABKO
DATE 3/11/25

1 center in the community of Mecca and to engage the public in childcare programming in this
2 region of the County ("RCBOE Childcare Project");

3 **WHEREAS**, although the sale was intended to include all of the contiguous parcels
4 owned by the Successor Agency on this block, two parcels, specifically APN's 727-184-034
5 and 727-184-035, were inadvertently omitted from the sale;

6 **WHEREAS**, upon discovering the omission, the two parcels were properly identified
7 and incorporated into the Agreement through a First Amendment, ensuring the timely
8 completion of the sale of all intended Successor Agency parcels to RCBOE for the RCBOE
9 Childcare Project;

10 **WHEREAS**, the Successor Agency has reviewed and determined that the sale of the
11 properties is categorically exempt from the California Environmental Quality Act ("CEQA")
12 pursuant to CEQA Guidelines Section 15301, existing facilities, and Section 15061(b) (3),
13 Common Sense, general rule exemption. The proposed project is the sale of vacant real
14 property that is currently undeveloped and receives ongoing landscaping maintenance and will
15 not result in a change to the use of the site and would not result in any direct or indirect impacts
16 on the environment. No development is contemplated at this time, and it can be seen with
17 certainty that there is no possibility that the activity in question will have a significant impact on
18 the environment, the conveyance is merely a transfer of title to the real property; it will not
19 require any construction activities and will not lead to a direct or reasonably foreseeable
20 indirect physical environmental impact; and

21 **WHEREAS**, the Successor Agency's disposition of APN's 727-184-034 and
22 727-184-035 will facilitate the winding down of the former Redevelopment Agency by
23 liquidating its property in a manner aimed at maximizing value for the benefit of the taxing
24 entities.

25 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by
26 the Board of Supervisors of the Successor Agency to the Redevelopment Agency for
27 the County of Riverside ("Board"), in regular session assembled on or after March 18, 2025 in
28 the meeting room of the Board of Supervisors located on the 1st floor of the County
Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

- 1 1. The Recitals set forth above are true and correct and incorporated herein by
2 reference.
- 3 2. The Board, based upon a review of the evidence and information presented on the
4 matter as it relates to the sale, has determined that the proposed sale is
5 categorically exempt from CEQA pursuant to State CEQA Guidelines Section
6 15301, existing facilities, and 15061(b)(3) because the proposed project is the sale
7 of vacant real property that is currently undeveloped and receives ongoing
8 landscaping, maintenance and will not result in a change to the use of the site and
9 would not result in any direct or indirect impacts on the environment. In addition, no
10 development is contemplated at this time, and it can be with certainty that there is
11 no possibility that the activity in question will have a significant impact on the
12 environment, as the conveyance is merely a transfer of title to the real property; it
13 will not require any construction activities and will not lead to a direct or reasonably
14 foreseeable indirect physical environmental impact.
- 15 3. The Board hereby ratifies, approves, and authorizes the sale to Riverside County
16 Board of Education of that certain real property located in Mecca California,
17 identified by Assessor's Parcel Numbers 727-184-034 and 727-184-035, as more
18 particularly described in Exhibit "A" attached hereto, and incorporated herein by this
19 reference.
- 20 4. The Board hereby ratifies and approves the First Amendment to Agreement of
21 Purchase and Sale and Joint Escrow Instructions, including exhibits, attached
22 hereto as Exhibit "B" and incorporated herein by this reference ("Purchase
23 Agreement.
- 24 5. The provisions of this Resolution are severable and if any provision, clause,
25 sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable
26 to any person or circumstances, such illegality, invalidity, unconstitutionality, or
27 inapplicability shall not affect or impair any of the remaining provisions, clauses,
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sentences, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

6. The Chair of the Board, or designee, is hereby authorized and directed to submit a copy of this Resolution, including all exhibits, to the Countywide Oversight Board for the County of Riverside for review and approval.

ROLL CALL:

Ayes: Medina, Spiegel, and Perez
Nays: None
Absent: Washington and Gutierrez

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.

KIMBERLY A. RECTOR, Clerk of said Board

By:  _____
Deputy

JC:il/03042025/451FM/40.246

EXHIBIT A

LEGAL DESCRIPTION

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

LOT 26 AND THE SOUTHERLY 100 FEET OF LOT 27 IN BLOCK 10, AS SHOWN BY AMENDED MAP OF MECCA TOWNSITE ON FILE IN BOOK 9 PAGE 93 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 727-184-034 & 727-184-035

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EXHIBIT B
FIRST AMENDMENT TO AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW
INSTRUCTIONS
(behind this page)



FIRST AMENDMENT TO

Escrow No.: LESB2400069-DS
Officer: Debbie Strickland
Date: December 17, 2024

THIS FIRST AMENDMENT ("First Amendment") is made and entered into as of December 17, 2024, by and between Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("Seller") and Riverside County Board of Education ("Buyer").

RECITALS

- A. Seller and Buyer have entered into that certain Agreement of Purchase and Sale and Joint Escrow Instructions as amended (collectively the "Agreement"), relating to that certain property and improvements thereon commonly known as Vacant Land (APN 727-184-031, 037, 030, 040, 032, 010, 011, 039, 024, 008, 033), (the "Property").
- B. Seller and Buyer now wish to modify certain terms and conditions of the Agreement, and wish to clarify their understandings to writing.

NOW, THEREFORE the parties agree as follows:

AGREEMENTS

1. The Seller has requested that the following Parcels - APN Numbers 727-184-034 and 727-184-035 be added to this escrow as part of the purchase. Escrow Holder has been instructed that there is no additional cost to the Buyer with the addition of these two Parcels - APN Numbers.
2. **Counterparts.** This First Amendment may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BUYER(S):

Riverside County Board of Education

BY: M. H2
Matt Snellings, Executive Director,
Operational Support Services, Riverside
County Superintendent of Schools

12.20.24
Date

SELLER(S):

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

BY: Signed In Counterpart
Authorized Signor

Date



FIRST AMENDMENT TO

Escrow No.: LESB2400069-DS
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Riverside County Board of Education

BY: **Signed In Counterpart**

Matt Snellings, Executive Director,
Operational Support Services, Riverside
County Superintendent of Schools

Date

SELLER(S):

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

BY: _____

Authorized Signor

12-19-2024
Date



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Officer: Debbie Strickland
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BY: M. H2
Matt Snellings, Executive Director,
Operational Support Services, Riverside
County Superintendent of Schools

12.20.24
Date

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

BY: Signed In Counterpart
Authorized Signor

Date



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BY: **Signed In Counterpart**

Matt Snellings, Executive Director,
Operational Support Services, Riverside
County Superintendent of Schools

Date

SELLER(S):

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

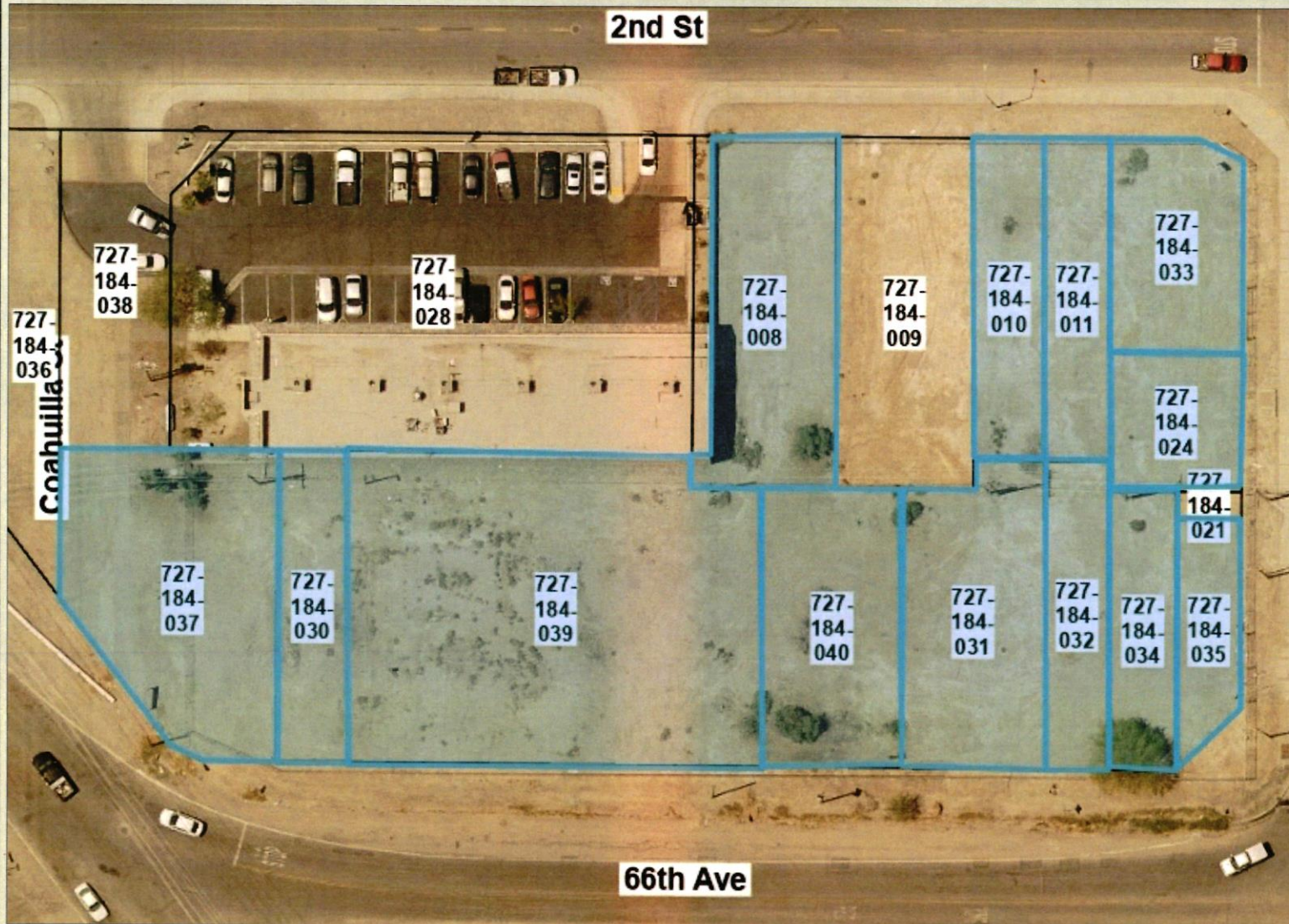
BY: _____

Authorized Signor

12-19-2024
Date

Mecca RDA Parcels

66th Ave and Hammond Rd



Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerline Names
- 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 67 133 Feet

REPORT PRINTED ON... 2/21/2025 10:38:05 AM

© Riverside County GIS

Notes

RDA Parcels: APN: 727-184-037, 030, 039, 040, 031, 032, 034, 035, 033, 011, 010, 008, 024
District: 4

4.1 ✓

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Veronica Langworthy

Address: 21227 Front St
(Only if follow-up mail response requested)

City: Wildomar Zip: 92595

Phone #: 951-704-4210

Date: April 1, 2025 Agenda # (4) successor Agency to the

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral
to the Redevelopment Agency meeting

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

Wildomar/Lakeland Village
Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

When will ~~the~~ Debt for Redevelopment Area be retired and property tax be reallocated to City ~~in full~~? etc.?

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. *Speakers are prohibited from bringing signs, placards, or posters into the hearing room.*

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.