RESOLUTION NO. 2017-005
APPROVE AND AUTHORIZE ACCEPTANCE OF TRANSFER OF REAL PROPERTY
LOCATED IN THE CITIES OF JURUPA VALLEY AND HEMET,
AND THE UNINCORPORATED COMMUNITY OF NUEVO, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA WITH ASSESSOR’S PARCEL NUMBERS 177-051-001, 177-
GRANT DEED FROM THE SUCCESSOR AGENCY TO THE REDEVELOPMENT
AGENCY FOR THE COUNTY OF RIVERSIDE TO THE HOUSING AUTHORITY OF THE
COUNTY OF RIVERSIDE TO BE RETAINED FOR FUTURE DEVELOPMENT

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

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

WHEREAS, the Successor Agency to the Redevelopment Agency for the County of
Riverside, a public entity (“Agency”) is the owner of certain real property located in the cities
of Jurupa Valley and Hemet, and the unincorporated community of Nuevo, County of
Riverside, State of California, consisting collectively of approximately 6.79 acres of land,
identified with Assessor’s Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-
011, 181-111-015, 426-180-020 and 443-050-006, and any related improvements,
appurtenances and related personal and intangible property, described in the legal description
attached hereto as Exhibit A and incorporated herein by this reference (collectively
“Property”);

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 transfer the Property to the Housing Authority to be retained for future development;

WHEREAS, pursuant to Health and Safety Code section 34315, the Housing Authority may acquire and own real property;

WHEREAS, the Property was originally acquired by the former Redevelopment Agency for the County of Riverside to further the affordable housing goals in the Redevelopment Plans for the Jurupa Valley Project Area and Mid-County Project Area. The Property is suited for potential housing developments which will fulfill the Housing Authority’s goal of providing safe and sanitary dwelling accommodations for persons of low income at rents which persons of low income can afford;

WHEREAS, the Successor Agency desires to transfer the Property to the Housing Authority and the Housing Authority desires to accept the transfer of Property from the Successor Agency, to be retained for future affordable housing development benefiting persons of low income as authorized by the Housing Authorities Law; and

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of Riverside, California, ("Board"), in regular session assembled on June 20, 2017, at 9:00 a.m. or thereafter, in the meeting room of the Board of Commissioners located on the 1st floor of the County
Administrative Center, 4080 Lemon Street, Riverside, California, as follows:

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

2. The Board, based upon a review of the evidence and information presented on the matter as it relates to the transfer, has determined that the proposed acceptance is categorically exempt from CEQA Section 21065 and State CEQA Guidelines 15061 (b) (3) as it will not result in direct impacts to the physical environment or reasonably foreseeable indirect effects of future development of the property. Therefore, the discretionary action is limited to the transfer of the property and is not a project under CEQA.

3. The Board hereby approves, authorizes and accepts the conveyance from the Successor Agency to the Redevelopment Agency for the County of Riverside by Grant Deed, conforming in form in substance to Exhibit B attached hereto and incorporated herein by this reference, of fee simple interests in that certain real property located in the cities of Jurupa Valley and Hemet, and the unincorporated community of Nuevo, County of Riverside, State of California, consisting collectively of approximately 6.79 acres of land, identified with Assessor’s Parcel Numbers 177-051-001, 177-051-002, 177-051-003, 181-030-011, 181-111-015, 426-180-020 and 443-050-006, and any related improvements, appurtenances and related personal and intangible property, described in the legal description attached hereto as Exhibit A and incorporated herein by this reference (collectively “Property”).

4. The Board hereby authorizes the Chairman of the Board of Commissioners to execute a Certificate of Acceptance, conforming in form and substance to the certificate attached to the Grant Deed attached hereto as Exhibit B, to complete the acquisition and acceptance of the Property and this transaction.

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5. The Board authorizes the Housing Authority Executive Director or designee to
take all necessary action, and execute any other documents, that may be necessary to complete
the acquisition of the Property by the Housing Authority, subject to approval by County
Counsel.
EXHIBIT A
LEGAL DESCRIPTION

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

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

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

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

Thence South 58º28'30" East, along the centerline of said 14th Street, 210 feet;
Thence South 31º32'00" West, parallel to the centerline of said 15th Street, 160 feet;
Thence North 58º26'50" West, 210 feet to the centerline of said 15th Street;
Thence North 31º32'00" East, along said centerline, 160 feet to the point of beginning.

Excepting therefrom that portion lying within 14th and 15th Streets

Assessor's Parcel Number" 181-111-015

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

Lot 10 of Block “B” of Carol Chatt Tract as shown by Map on File in Book 21 Page 91 of Maps, records of Riverside County, California
Assessor’s Parcel Number: 181-030-011

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

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

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

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

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

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

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

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

Thence North 33°46'20" East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

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

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

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

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

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

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

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

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

**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.

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

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

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

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