Notice of Exemption

To:  Office of Planning and Research  From:  Housing Authority of the County of Riverside
For U.S Mail:  P.O. Box 3044  Street Address:  555 Arlington Avenue
Sacramento, CA 95812-3044  Sacramento, CA 95814

Contact:  Mervyn Manalo, Housing Specialist  Phone:  (951) 343-5495

County Clerk  Lead Agency (if different from above):
County of:  Riverside  Address:  2724 Gateway Drive
P.O. Box 751  Address:  Riverside, CA 92502-0751
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

Acceptance of Transfer of Real Property 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 Housing Development

Project Title:  Real Property in the Cities of Jurupa Valley and Hemet, and the Unincorporated Community of Nuevo, County of Riverside, California,
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

Project Location (include county):  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.

Project Description:
ABx1 26 enacted in June 2011 (as amended by AB 1484 in June 2012, collectively the Dissolution Act) charges the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) with winding down the affairs of the former Redevelopment Agency for the County of Riverside (RDA). Pursuant to Health and Safety Code Section 34191.5, added by the Dissolution Act, the Successor Agency prepared a Long Range Property Management Plan (LRPMP) which identified all real property assets owned by the former RDA and recommended appropriate disposition strategies for each identified parcel. The LRPMP includes property profiles, a description of each property’s potential use, and an explanation of the benefit of the proposed disposition strategy to the surrounding community. The LRPMP was approved by the California Department of Finance (DOF) on December 18, 2015. 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.

The LRPMP designated that certain real properties consisting of approximately 6.79 acres combined, located in the Cities of Jurupa Valley and Hemet, and the unincorporated community of Nuevo, California, identified by 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, as depicted on the attached site maps (collectively, Properties) as being transferred to the Housing Authority of the County of Riverside (Housing Authority) to be retained for future affordable housing development.

Pursuant to Health and Safety Code section 34315, the Housing Authority may acquire and own real property. The Properties were originally acquired by the former RDA to further the affordable housing goals in the Redevelopment Plans for the Jurupa Valley Project Area and Mid-County Project Area. Staff recommends the Housing Authority accept the transfer of the Properties, because the Properties are 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.

The Housing Authority will not pay any consideration to the Successor Agency in connection with the transfer of the Properties. Pursuant to Health and Safety Code section 34180 (f)(1), if the Housing Authority wishes to retain any properties or other assets for future housing development, it must reach a compensation agreement with the other taxing entities to provide payments to...
them in proportion to their shares of the base property tax, as determined pursuant to Health and Safety Code section 34188, for the value of the property retained. Housing Authority staff anticipates presenting to the Board of Commissioners proposed Compensation Agreements relating to the sale of the Properties at a later date. The Compensation Agreements, if approved, will be entered into between the Housing Authority and the various affected taxing entities.

The transfer of property is exempt from the requirements of CEQA as it would not result in direct impacts to the physical environment and there are no reasonably foreseeable indirect effects of future development of the property. Therefore, the discretionary action is limited to the transfer of the properties, 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 environment review under CEQA.

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 June 20, 2017 and has made the following determinations regarding the above described project:

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: John Aguilar, Deputy Director

Date: Date received for filing at OPR: