

RESOLUTION NO. 2026-001

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CORONA HOUSING AUTHORITY DECLARING THAT CERTAIN REAL PROPERTY LOCATED AT 1043, 1061 AND 1065 CIRCLE CITY DRIVE AND IDENTIFIED, RESPECTIVELY, AS ASSESSOR'S PARCEL NUMBERS 117-320-036, 117-320-032, AND 117-320-030 ARE NO LONGER NECESSARY FOR THE HOUSING AUTHORITY'S USE AND ARE EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT

WHEREAS, Assembly Bill 1486 went into effect on January 1, 2020 and expanded the Surplus Land Act (Government Code section 54220 *et seq.*) requirements for local agencies prior to the disposition and disposal of any surplus land (collectively, the "Surplus Land Act"); and

WHEREAS, the Corona Housing Authority ("Authority") owns certain real property located at 1043, 1061, and 1065 Circle City Drive, Corona, Riverside County, California, and identified, respectively, as Assessor Parcel Numbers 117-320-036, 117-320-032 and 117-320-030 ("Subject Property"); and

WHEREAS, the Subject Property, which consists of three non-contiguous parcels that are 5,227 square feet in size (1043 Circle City Drive), 6,969 square feet in size (1061 Circle City Drive) and 7,405 square feet in size (1065 Circle City Drive), are zoned for residential use and are no longer needed for the Authority's use; and

WHEREAS, the Authority desires to offer the Subject Property for sale to be developed for housing; and

WHEREAS, pursuant to Government Code Section 54222.3, the disposal of the exempt surplus land is not subject to the requirements or procedures of the Surplus Land Act; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(B), the Subject Property meets the definition of "exempt surplus land," because each parcel individually, and all three parcels collectively, is less than one-half acre in size and the Subject Property is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CORONA HOUSING AUTHORITY, AS FOLLOWS:

SECTION 1. Findings. The Board of Commissioners hereby finds and determines

that the above stated recitals are true and correct.

SECTION 2. Exempt Surplus Property Declaration. The Board of Commissioners hereby finds and declares that the Subject Property is no longer necessary for the Authority's use and is exempt surplus land, as defined in Government Code Section 54221(f)(1)(F), based on the evidence in the record and the true and correct written findings found in this Resolution and incorporated herein by reference. The Board of Commissioners further finds that the Subject Property: (a) is not located within a coastal zone; (b) is not adjacent to a historical unit of the State Parks System; (c) is not listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places; and (d) is not located within the Lake Tahoe region as defined in Government Code Section 66905.5.

SECTION 3. CEQA. The declaration of the Subject Property as exempt surplus land is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This resolution simply declares that the Subject Property is exempt surplus land and there is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the City shall attest to and certify the vote adopting this Resolution.

PASSED, APPROVED AND ADOPTED this 6th day of May 2026.

Chairperson

ATTEST:

Authority Secretary

CERTIFICATION

I, Sylvia Edwards, Authority Secretary of the Corona Housing Authority, do hereby certify that the foregoing Resolution was regularly passed and adopted by the Board of Commissioners of the Corona Housing Authority, at a regular meeting thereof held on the 6th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Corona Housing Authority, this 6th day of May 2026.

Authority Secretary

[SEAL]