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



FROM: Economic Development Agency **SUBMITTAL DATE:** July 21, 2003

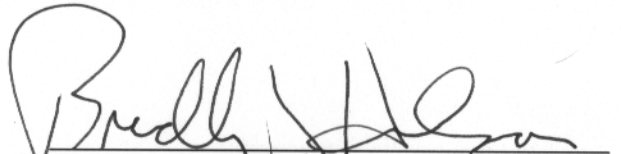
SUBJECT: City of Riverside's Redevelopment Plan for Hunter Park/Northside Redevelopment Project Area (Resolution No. 2003-382 and First Reading of Ordinance No. 826)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve Resolution No. 2003-382 approving the City of Riverside's Environmental Impact Report for the Hunter Park / Northside Redevelopment Project Area in an unincorporated area of Riverside County; and
2. Introduce and approve First Reading of Ordinance No. 826 approving and adopting the City of Riverside's Redevelopment Plan for the Hunter Park / Northside Redevelopment Project Area.

BACKGROUND:

On June 10, 2003, the City of Riverside's Redevelopment Agency and City Council had a joint public hearing to consider the adoption of a Redevelopment Plan and certification of the Final Environmental Impact Report (FEIR) for the Hunter Park / Northside Redevelopment Project. Following further discussion both the City Council and Agency Board of Directors approved the Redevelopment Plan via ordinance and adopted a resolution certifying the FEIR. The redevelopment project area is located within the city limits immediately adjacent to the County's redevelopment sub-area of Highgrove. (Continued to next page)



Bradley J. Hudson, Executive Director

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FINANCIAL DATA:

CURRENT YEAR COST: \$	0	ANNUAL COST \$	0
NET COUNTY COST: \$	0	IN CURRENT YEAR BUDGET:	N/A
BUDGET ADJUSTMENT:	None	FOR FY:	2003-04
COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:	No		
SOURCE OF FUNDS:	N/A		

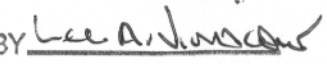
FORM APPROVED
COUNTY COUNSEL

C.E.O. RECOMMENDATIONS:

APPROVE

JUL 17 2003

County Executive Officer Signature: 

BY 

Department Recommendation: Consent Policy

Per Executive Office: Consent Policy

Prev. Agn. Ref.
None

Dist.
5

AGENDA NO.

3.25

COUNTY OF RIVERSIDE
03 JUL 23 11:01
EXECUTIVE

03 JUL 23 11:01

FORM APPROVED BY
COUNTY COUNSEL

Background (continued)

The city prepared all of the necessary documents related to this project, which include the Redevelopment Plan, Environmental Impact Report, and the Preliminary Report. While a majority of the project area is located in the city limits, one small portion is included in the unincorporated County. This portion is located on the west side of Interstate 215 between Columbia Avenue and the northern county border (see Exhibit “A” for more detail). This unincorporated area consists of 30 parcels and encompasses approximately 70 acres (including rights-of-way). The City’s redevelopment project area is approximately 2,640 acres in size and is located immediately adjacent to the County’s Interstate 215 Corridor Redevelopment Project Area, Highgrove Sub-Area. The Project Area is characterized by economic and physical blight and the City included the unincorporated area for purposes of effective redevelopment. Because the project includes territory is both the city limits and the unincorporated county, the project requires approval by both the City Council and the Board of Supervisors.

The Board is required, as a Responsible Agency, to approve the Environmental Impact Report (EIR) prepared by the city. The EIR evaluates the potential environmental consequences of the actions and activities necessary to implement the Hunter Park / Northside Redevelopment Project Area. The EIR was prepared as a Program EIR and was included as part of this report. Resolution No. 2003-382 has been provided for certification and includes certain findings with respect to the EIR and the environmental impacts described therein. This action should be taken before the Board of Supervisors approves the first reading of the ordinance approving the Redevelopment Plan.

The Board is also required to approve and authorize, by ordinance, the redevelopment of an area within its territorial limits by another community per Section 33213 of the California Community Redevelopment Law. The Redevelopment Plan, which is included as part of this report, is the governing document for the redevelopment of the Project Area. The Redevelopment Plan consists of text, a Project Area Map, a legal description of the Project Area boundaries, and a list of potential public improvements.

Agency staff have reviewed all of the documents prepared by the city and recommends that the Board introduce the first reading of Ordinance No. 826 approving and adopting the Redevelopment Plan for the Hunter Park / Northside Redevelopment Project Area. At the next regularly scheduled Board meeting, Ordinance No. 826 will be presented for a second reading and adoption.

1 **WHEREAS**, the City prepared a Draft Environmental Impact Report (EIR) in connection
2 with the formation of the Project Area; and

3 **WHEREAS**, all actions required to be taken by applicable law related to the
4 preparation, circulation and review of the Draft Environmental Impact Report have been
5 taken; and

6 **WHEREAS**, the City and County have reviewed and considered the Final
7 Environmental Impact Report and Mitigation Monitoring Program with respect to the adoption
8 of the Plan; and

9 **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

10 **NOW, THEREFORE**, the County hereby resolves as follows:

11 **Section 1.** The County hereby certifies that the Final Environmental Impact Report for
12 the adoption of the Plan, as determined herein, has been completed in compliance with the
13 California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated
14 thereunder, that the County has reviewed and considered the information contained in said
15 Environmental Impact Report, and that said Environmental Impact Report reflects the
16 independent judgment of the County.

17 **Section 2.** The County hereby specifically finds and determines, based upon the
18 findings set forth herein, that mitigation measures have been required that mitigate or avoid
19 significant adverse environmental effects identified in said Environmental Impact Report for
20 the Redevelopment Plan.

21 **Section 3.** The County hereby further finds with respect to the adverse environmental
22 impact detailed in the Final Environmental Impact Report (FEIR):

23 a) That the adverse environmental impacts associated with the adoption of the
24 Redevelopment Plan have been considered and recognized by the County.

25 b) Changes or alterations have been required in, or incorporated into, the Project that
26 avoid or substantially lessen potentially significant environmental effects.

27 **Section 4.** The County hereby further finds that the project alternatives identified in the
28 FEIR either would not achieve the objectives of the Plan, or would do so only with
29 unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the
30 FEIR, none of the alternatives are feasible, nor are the alternatives environmentally superior.

1 The *No-Project Alternative* is not environmentally superior to the proposed project because it
2 would result in the indefinite continuation of the adverse effects of blighting conditions, while
3 adversely affecting the overall financial health of the City. The *Reduced Amendment Area*
4 *Boundaries* alternative would not be environmentally superior to the proposed project,
5 because it would result in the indefinite continuation of blighting conditions on land removed
6 from the Project Area. The *Extend Amendment Area Boundaries* alternative would result in
7 unforeseen impacts, and would intensify other impacts. The *Alternative Financing* alternative
8 would not be environmentally superior to the proposed project because the scope of public
9 improvements and other projects that could be undertaken will be limited due to restricted
10 financial resources. This in turn will reduce the ability to reverse blighting conditions. The
11 *Alternative Sites* alternative is not considered feasible to the proposed project, because it
12 would not meet the basic objectives of the proposed project and would allow conditions of
13 blight to remain.

14 **Section 5.** The County finds that facts supporting the above-specified findings are
15 contained in the FEIR, the Redevelopment Plan, and the information provided to the County
16 during the public hearing conducted with respect to the Redevelopment Plan and the FEIR.
17 Mitigation measures will be made conditions of development projects in the Project ARea as
18 applicable, and are intended to mitigate and/or avoid the significant environmental effects
19 identified in the FEIR.

20 **Section 6.** The County hereby adopts the Mitigation Monitoring Plan included in the
21 FEIR as the Mitigation Monitoring and Reporting Program for the Redevelopment Plan.

22 **Section 7.** The City is hereby authorized and directed to file with the County Clerk of
23 the County of Riverside, a Notice of Determination, pursuant to Title 14 of the California
24 Code of Regulations, Section 15094, along with fees pursuant to Title 14, California Code of
25 Regulations, Section 753.5.

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1 **Passed, approved and adopted** by the County of Riverside on this ___th day of _____, 2003.

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Chairperson

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7 ATTEST:

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10 Clerk of the Board

1 **NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF**
2 **RIVERSIDE DOES ORDAIN** as follows:

3 **Section 1:** That certain document entitled "Redevelopment Plan for the Hunter
4 Park/Northside Redevelopment Project" (the "Redevelopment Plan"), the maps contained
5 therein, the Environmental Impact Report for the Project Area, and such other reports as
6 are incorporated herein by reference, a copy of which is on file in the Office of the Clerk of
7 the Board of Supervisors of the County of Riverside, having been duly reviewed and
8 considered, are hereby incorporated in this Ordinance by reference and mad a part thereof.

9 **Section 2:** The Board of Supervisors hereby delegates to the City of Riverside
10 Redevelopment Agency the authority to act as the redevelopment agency for the area
11 shown in Exhibit "A", including all the rights, powers, and privileges pertaining thereto under
12 law, as provided in Section 33213 of the CRL.

13 **Section 3:** The Riverside City Council and the Riverside Redevelopment Agency
14 shall have all rights, powers and privileges of the CRL with respect to the Project Area.

15 **Section 4:** The Board of Supervisors shall retain all the rights, powers, and
16 privileges of a legislative body under the CRL as they pertain to the area shown on Exhibit
17 A, including the authority to hold a public hearing and adopt an ordinance approving the
18 Redevelopment Plan.

19 **Section 5:** The Redevelopment Plan is hereby approved as the official
20 Redevelopment Plan for the Project Area.

21 **Section 6:** Nothing herein shall constitute a waiver by the County of its status as a
22 "taxing agency" under the CRL.

23 **Section 7:** This Ordinance shall take effect thirty (30) days after the date of final
24 passage.

25 **Section 8:** If any part of this Ordinance or the Redevelopment Plan, which it
26 approves, is held to be invalid for any reason, such decision shall not affect the validity of
27 the remaining portion of this Ordinance or of the Redevelopment Plan, and the Board of
28 Supervisors hereby declares it would have passed the remainder of this Ordinance or
29 approved the remainder of the Redevelopment Plan if such invalid portion thereof had been

1 deleted.

2 **Section 9:** The Clerk of the Board of Supervisors is hereby directed to transmit a
3 duly signed copy of this Ordinance to the Executive Director of the City of Riverside
4 Redevelopment Agency.

5 **PASSED, APPROVED, AND ADOPTED** by the Board of Supervisors of the County
6 of Riverside this ____ day of _____, 2003.

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9 _____
10 Chairperson

11 ATTEST:

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15 Clerk of the Board
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