

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

625



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 15, 2003

SUBJECT: Jurupa Self-Sufficiency Center Project

RECOMMENDED MOTION: That the Board:

- 1) Adopt a De Minimus Finding and a Mitigated Negative Declaration for the Environmental Assessment #RDA/CEQA 2003-14 based on the findings incorporated in the Initial Study and the conclusion that a Mitigated Negative Declaration will be incorporated stating that the proposed project will not have a significant impact on the environment;
- 2) Approve and authorize the Chairman to execute the Consulting Services Agreement for funding in the amount of \$193,000 (one hundred ninety three thousand dollars), between the Redevelopment Agency for the County of Riverside and RDK Consulting, Inc., for the Jurupa Self-Sufficiency Center Project; and,
- 3) Approve and authorize the Chairman to execute the Disposition and Development Agreement (DDA) between the Redevelopment Agency for the County of Riverside and Jurupa Plaza, LLC, for the development of the Jurupa Self-Sufficiency Center Project and authorize the Executive Director to make any non-substantive changes.

BACKGROUND: On Page Two.

F:\Shared\RDACOM\DIS2\Rubidoux\DPSS Self-Sufficiency\F11 rda 2.doc

Bradley J. Hudson

Bradley J. Hudson, Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,193,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

DEC 18 2003

County Executive Office Signature

J. A. Vincow

BY Lec A. Vincow

03 DEC 15 AM 3:03

2003 DEC 30 AM 8:13

Prev. Agn. Ref.: 5/14/02, 4.3

District: 2nd

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

4.5

Reviewed by *Tung Ch*
CIP TEAM

Departmental Concurrence

Dept't Recomm.: Consent Policy Policy

Per Exec. Ofc.: Consent Policy

Submitted to the Board of Directors

Re: Form 11 - Jurupa Self Sufficiency Center Project

December 15, 2003

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Background: On May 14, 2002, the Redevelopment Agency ("Agency") Board of Directors approved the purchase of a ten-acre site for the development of a Self-Sufficiency Center for the Riverside County Department of Public Social Services ("DPSS"). The property is located at 5961 Mission Boulevard in the Rubidoux area of the Jurupa Valley Redevelopment Project Area. Currently, the site consists of a vacant lot that is subject to illegal dumping.

It is proposed that the Agency enter into a Disposition and Development Agreement to sell 7.2 acres of the site for \$1 million to Jurupa Plaza, LLC, also known as Vanir Development, and provide \$1 million for offsite infrastructure improvements for the development, which include storm drain improvements, a new road, traffic signals, sidewalks, curbs and gutters. The company was selected based on their response to a Request for Proposals issued by the Agency for the development, and subsequent lease of the facility to DPSS, for the Self-Sufficiency Center. The Agency is currently in negotiations with the Jurupa Unified School District for development of the remaining site. Due to the complexity in nature of the proposed project, the Agency also proposes to enter into an agreement with RDK Consulting, Inc. (RDK), for project management services to assist the Agency with the planning, technical management and administration of the project. The Consultant was selected based on their response to a Request for Proposals by the Agency and their considerable experience managing public facilities projects.

The Jurupa Self Sufficiency Center will provide the following programs: TAMD/GAIN, Medi-Cal, Child Care, Initial Contract Case Management, and other associated units. The facility will consolidate offices currently located at Tequesquite Avenue and Iowa Avenue in Riverside. The new facility will serve low to moderate income households in portions of Riverside, Rubidoux, Norco and Jurupa. Occupancy for the new Jurupa Self Sufficiency Center is scheduled to occur on or before Fall 2006.

Pursuant to Section 33433 of the Health and Safety Code, the redevelopment agency may sell property acquired with tax increment moneys for development pursuant to the redevelopment plan. Such action requires that the Board of Supervisors make appropriate findings which for this project including: 1) that the project will eliminate blight; 2) that the development of the site is consistent with the Agency's implementation plan; and, 3) that the sale of the property is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale. Attached are the resolution and the required Summary Report of the proposed sale that outlines the specifics of the proposed transaction demonstrating that these requirements are met.

Agency staff has completed the environmental review for the Jurupa Self-Sufficiency Center project. Based on the Initial Study findings, with mitigation, there will be no significant impact on the environment. The agreements have been reviewed and approved by County Counsel. Agency staff recommends that the Board adopt a De Minimis Finding for the Mitigated Declaration for the project pursuant to the guidelines set forth in the California Environmental Quality Act, approve the Consulting Services Agreement so that the Agency may proceed with the planning of the project and approve the Disposition and Development Agreement with Jurupa Plaza, LLC for the development of the project.

A companion item appears on today's Board of Supervisor's agenda.

MITIGATED NEGATIVE DECLARATION

Project Title:

Jurupa Self-Sufficiency Center Project

Project Applicant:

Redevelopment Agency for the County of Riverside

Telephone Number:

(909) 955-1151

Project Location:

5961 Mission Boulevard in the unincorporated community of Rubidoux

Project Description:

The project consists of the construction of a 52,000 square foot office commercial building on approximately seven acres for use by the Riverside County Department of Public Social Services as a self-sufficiency center.

FINDING

The Redevelopment Agency for the County of Riverside has reviewed the above project in accordance with the "Rules for Riverside County Implementing the California Environmental Quality Act", and has determined that an Environmental Impact Report need not be prepared because:

- [] The proposed project will not have a significant effect on the environment.
- [X] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study have been added to the project and are hereby made part of this Negative Declaration.

This determination is based upon an Initial Study. The Initial Study is available for review during normal business hours (8:00 a.m. to 5:00 p.m. Monday thru Friday) at the County of Riverside Economic Development Agency, 3525 Fourteenth Street, Riverside, CA 92501, Telephone (909) 955-8916.

Prepared By: _____
Colby Cataldi, Regional Manager

Date: _____

NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

Adopted by:

Date: _____

- [] Redevelopment Agency for the County of Riverside Board of Directors