

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

603



FROM: Economic Development Agency & the Department of Public Social Services (DPSS)

SUBMITTAL DATE:
December 15, 2003

SUBJECT: Public Hearing for the Jurupa Self-Sufficiency Center Project

RECOMMENDED MOTION: That the Board:

1. Conduct a public hearing pursuant to section 33433 of the Health and Safety Code;
2. Adopt Resolution 2004-037 to approve and make findings for the sale of property for development of the Jurupa Self Sufficiency Center; and,
3. Approve and authorize the Chairman to execute the attached lease agreement between Jurupa Plaza, LLC and the County of Riverside.

BACKGROUND: on Page two.

Susan Frew

Bradley J. Hudson

for Dennis J. Boyle, Director
Department of Public Social Services

Bradley J. Hudson, Assistant County Executive
Officer/EDA

FORM APPROVED
COUNTY COUNSEL

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DEC 18 2003
Andon V. Woo
BY *Lee A. J. ...*

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,193,000	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Lease Funds: Federal 60.5%; State 35.8%; County/Realignment 3.7%;
Jurupa Valley Redevelopment Capital Improvements Funds: Infrastructure Improvements

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

J. Thomas

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

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

District: 2nd

Agenda Number:

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.

The Jurupa Self-Sufficiency Center will provide the following programs: TAMD/GAIN, Medi-Cal, Child Care, Initial Contact Case Management, and other associated units. The Facility will provide service to DPSS customers who reside in Jurupa/Rubidoux and surrounding areas. Occupancy for the new Jurupa Self Sufficiency Center is scheduled to occur on or before Fall 2006.

The proposed lease agreement between the County and Jurupa Plaza, LLC is summarized as follows:

Lessor:	Jurupa Plaza, LLC c/o Vanir Development Company, Inc. PO Box 1737 Sacramento, CA 95812 Attn: H. Frank Dominguez, Managing Member
Location:	5961 Mission Boulevard, Rubidoux
Size:	52,090 Square Feet
Term:	20 years from occupancy
Occupancy	After completion; After Fall of 2005
Rent:	\$1.62 Per Square Foot \$84,385.80 Per Month \$1,012,630 Per Year
Rental Adjustment:	Fixed Rent Increase @ 3% per year
County Requested Interior Improvements Cost:	\$2,864,950 Paid over three fiscal years
Option to Extend:	One five year extension
Option to Terminate Early:	Yes, after eight years
Interior & Exterior Maintenance:	Lessor provides all maintenance of building and grounds
Custodial:	Lessor provides all custodial services
Utilities:	County pays for all utilities:
Parking:	6:1 ratio; 374 Parking stalls

Background Continued:

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 Disposition and Development Agreement, lease agreement, and the resolution have been approved by County Counsel as to form.

Agency staff recommends that the Board conduct the public hearing to receive comments regarding the proposed sale pursuant to the requirements of California Community Redevelopment Law and upon conclusion of the public hearing, approve the resolution and the lease agreement.

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

RESOLUTION NO. 2004-037

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE AND JURUPA PLAZA, LLC FOR THE JURUPA SELF-SUFFICIENCY CENTER PROJECT

WHEREAS, the Board of Supervisors of the County of Riverside (the "Board") has created the Redevelopment Agency for the County of Riverside (the "Agency") in accordance with the provisions of the Community Redevelopment Law (codified as the Health and Safety Code, Sections 33000, et. seq.) and has declared itself to the Board of Directors of said Agency; and

WHEREAS, the Board of Directors of the Redevelopment Agency on May 14, 2002 approved the purchase of three parcels of land for the development of a build-to-suit facility for the future Jurupa Self-Sufficiency Center in Rubidoux; and

WHEREAS, the Agency has procured a developer and negotiated a Disposition and Development Agreement (the "Agreement") with Jurupa Plaza, LLC for the development and construction of the Jurupa Self-Sufficiency Project (the "Project"); and

WHEREAS, a Public Hearing has been held as required by Section Nos. 33431 and 33433 of the Health and Safety Code regarding the disposition of a 7.2 acre site (the "Site") on portions of assessors parcel numbers 177-250-001, 177-250-002, and 177-250-003 north of Mission Boulevard and south of Mustang Lane, approximately one quarter mile west of La Rue Street; and

WHEREAS, Section 33433 of the Health and Safety Code provides authorization for the Agency to dispose of land acquired with tax increment moneys; and

WHEREAS, Initial Study No. RDA/CEQA-2003-14 has been completed for the Project and complies with the California Environmental Quality Act (CEQA) and the Riverside County Rules to Implement CEQA; and

WHEREAS, with mitigation as specified in the Initial Study, the Project will not have a significant effect on the environment; and

NOW THEREFORE BE IT RESOLVED, FOUND AND DETERMINED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on January 6, 2004.

SECTION 1. FINDINGS

1. The Project is consistent with the Redevelopment Implementation Plan adopted On December 21, 1999.
2. The Project will assist in the elimination of both physical and economic blight by revitalizing the existing substandard physical conditions to implement the Redevelopment Implementation Plan.
3. The consideration for the disposition of the Site is not less than the fair reuse value of the Site at its proposed use, when considered with the covenants, conditions and development costs required by the Agreement for the transfer of the Site.

SECTION 2. Approve the Disposition and Development Agreement between the Redevelopment Agency for the County of Riverside and Jurupa Plaza, LLC.

SECTION 3. This Resolution shall take effect upon its adoption.

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MOVED, PASSED AND ADOPTED THIS _____ day of _____, 2004 by the
Board of Supervisors of the County of Riverside.

ATTEST:

Clerk of the Board
of Supervisors

BY: _____
Deputy

COUNTY:
DATED: _____

COUNTY OF RIVERSIDE

BY: _____
John Tavaglione, Chairman
Board of Supervisors