

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

927



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
April 13, 2004

**SUBJECT:** Request for authorization to allow the Redevelopment Agency to prepare a Specific Plan and Environmental Impact Report for certain properties within the Mead Valley Redevelopment Project Area and CFD 88-8.

**RECOMMENDED MOTION:** That the Board of Directors:

- 1) Authorize the Redevelopment Agency for the county of Riverside to develop a Specific Plan and Environmental Impact Report (EIR) for certain properties within distressed CFD 88-8 in the Mead Valley Redevelopment Project area.
- 2) Authorize the Executive Director or Managing Director of the Redevelopment Agency to enter into the necessary consulting services agreement for the preparation of the Specific Plan and EIR in an amount not to exceed \$400,000.
- 3) Authorize the Executive Director or Managing Director of the Redevelopment Agency to enter into an agreement with Majestic Realty for the reimbursement of all costs associated with preparation of the Specific Plan and EIR, including but not limited to holding harmless, defending and indemnifying the Redevelopment Agency and County from any litigation that may be initiated with regard to this project, as well as the cost to process these documents through the County system.

FORM APPROVED  
COUNTY COUNSEL

APR 06 2004

BY *Joe Szel*  
ASSISTANT COUNTY COUNSEL

*Bradley J. Hudson*  
Bradley J. Hudson, Executive Director  
Redevelopment Agency

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$400,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost:	\$0	For Fiscal Year:	2003-04

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** No

**SOURCE OF FUNDS:** EDA Administration Funds to be reimbursed by developer through a Memorandum of Understanding

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

*Bronola King*

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

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

4.3

**Form 11 – Request for authorization to allow the Redevelopment Agency to prepare a Specific Plan and Environmental Impact Report for certain properties within the Mead Valley Redevelopment Project Area and CFD 88-8.**

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**BACKGROUND:** Community Facilities District 88-8 (CFD), located in the unincorporated area of Mead Valley between Oleander Avenue and the Cajalco Expressway west of I-215, has been distressed for many years due in part to significant delinquencies with CFD special taxes as well as ad valorem taxes.

The CFD is also within the Mead Valley Redevelopment Project Area. The Economic Development Agency together with the Executive Office has worked diligently over the last several years to stimulate industrial development in the CFD in order to create jobs, restore the financial health of the CFD and provide a tax base.

Staff has determined that by completing an EIR and Specific Plan for approximately 260 acres of industrial and commercial land within CFD 88-8, the County will be in a better position to facilitate development of the property. Staff has been working with Majestic Realty from Los Angeles in an attempt to workout the financial problems associated with the financing for CFD 88-8. The Specific Plan and EIR will analyze the various industrial and commercial land use opportunities along the corridor and the various potential impacts development will bring, including air quality, traffic, noise, and lighting impacts.

The Redevelopment Agency conducted a Request for Qualifications (RFQ) process and is proposing to select A.A. Webb & Associates (Webb) to complete the Specific Plan and EIR based on their expertise in the areas needed, particularly environmental analysis. Webb has submitted a cost proposal in the amount of \$322,609. In addition, costs associated with processing the SP and EIR through the County will bring the total cost to nearly \$400,000.

Majestic has agreed to reimburse the Redevelopment Agency for all costs associated with preparation of the Specific Plan and EIR including the cost to process these documents through the county system.