

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

854
C



FROM: Economic Development Agency

SUBMITTAL DATE:
January 25, 2005

SUBJECT: Findings of Necessity - Interstate Business Park Public Improvements

RECOMMENDED MOTION: That the Board of Supervisors make the following findings:

- 1) The landscaped parkways, sidewalks, drainage facilities, traffic signal, and street widening improvements for Milliken Avenue are of primary benefit to the Jurupa Valley Project Area (the "Project Area") because they will improve flooding conditions, pedestrian access, vehicular safety, and improve property values by beautifying primary roads that serve the Project Area;
- 2) There is no other reasonable means of financing the improvements; due to limited public funds; and,
- 3) The proposed improvements will assist in the elimination of economic blighting conditions by facilitating the development of a four-building industrial park totaling 235,980 square feet that will create jobs, investment, and are consistent with the Implementation Plan for the Project Area.

(continued on Page 2)

Departmental Concurrence

BJH:RZ:

S:\RDACOM\DIS2\MIRALOMA\BODF11a-IBPark.doc

Robin Zumpf

Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 370,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2004-2005

COMPANION ITEM ON BOARD OF DIRECTORS 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

County Executive Office Signature *Bronna King*

- Policy x
- Consent
- Per Exec. Ofc.:

Prev. Agn. Ref.: N/A	District: 2	Agenda Number:
-----------------------------	--------------------	-----------------------

3.10

BACKGROUND CONTINUED:

The Agency has received a request for assistance from Interstate Business Park Investors LLC for the reimbursement of costs associated with public improvements along Milliken Avenue to facilitate the development of an approximately thirteen acre site with four industrial buildings on the northeast corner of Milliken Avenue and Riverside Drive in the Jurupa Valley Project Area. The public improvements proposed for Milliken Avenue include landscaped parkways, sidewalks, drainage facilities, traffic signal and street widening improvements that will improve flooding conditions, pedestrian access, and vehicular safety. In addition, it will assist in the elimination of economic blighting within the Project Area by allowing development to occur, stimulating growth and creating jobs in the community. A companion item appears on the Redevelopment Agency's Board of Director's Agenda. Agency staff recommends that the Board of Supervisors make the recommended findings so that the Agency may proceed with funding the improvements.