

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
February 1, 2005

SUBJECT: Rubidoux Boxing Club

RECOMMENDED MOTION: That the Board:

- 1) Conduct a public hearing, pursuant to Section 33679 of the Health and Safety Code.
- 2) Make the following findings:
 - (A) That the proposed facility will assist in the elimination of physical blighting conditions within the Project Area by rehabilitating a substandard structure that sits in the center of the Rubidoux Village;
 - (B) There is no other reasonable means of financing the project, due to limited public funds which are insufficient to address the rehabilitation efforts;

Departmental Concurrence

(Continued on next page)

Bradley J. Hudson
Assistant County Executive Officer/EDA

BJH:RZ:GG

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,200,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Jurupa Valley Capital Improvement Funds

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires APPROVED FORM 475	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

JAN 28 2005

County Executive Office Signature

BY

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

Prev. Agn. Ref.: _____ **District:** 2nd **Agenda Number:** _____

RECOMMENDED MOTION (continued):

- (C) The Project will benefit the Jurupa Valley Redevelopment Project Area by providing a high quality, multi-purpose boxing and athletic facility in the Rubidoux Area; and
- (D) The proposed facility is consistent with the Jurupa Valley Implementation Plan adopted on December 21, 2004.

BACKGROUND: The Redevelopment Agency has identified a need to rehabilitate an existing facility in the Rubidoux Village to develop a boxing club and youth athletic training facility for area youth. The facility is currently subject to extensive vandalism and vagrancy. The Agency is proposing to construct an approximately 4,000 square foot facility that will facilitate athletic training, fitness and tournament activities. The boxing club will be run by a local non-profit organization. The Agency has entered into a contract with the architectural firm, Interactive Design Corp, to design the facility. The Agency has conducted an Initial Study as required by the California Environmental Quality Act (CEQA). Based on the findings incorporated in the Initial Study, the Agency has concluded that a Mitigated Negative Declaration will be incorporated stating that the proposed project will not have a significant impact on the environment. Attached is a Summary Report, which is available to the public, detailing the estimated costs and facts supporting the redevelopment purposes of the project.

Redevelopment Agency staff recommends that the Board make the necessary findings so that the Agency may proceed with the project. The Agency also recommends that the Board conduct the public hearing, pursuant to Section 33679 of the California Health and Safety Code, so that the Agency may proceed with securing bids for the construction of the improvements.

Redevelopment Agency for the County of Riverside
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Summary Report: Rubidoux Boxing Club
(Required by Section 33679 of Health and Safety Code: Community Redevelopment Law)

Project Description: The Rubidoux Boxing Club will be a fully-equipped boxing facility and will provide comprehensive training, recreational and competitive boxing activities. In addition to daily training activities, the approximately 4,000 square foot, clear-span space will be a multi-purpose facility with high ceilings that will also facilitate tournament-level activities. In addition, the boxing club will have general office space and a storage area for equipment.

Project Site: The site is approximately 5000 square feet and consists of two parcels located at 5626 Mission Boulevard, between Pontiac Street and Rubidoux Boulevard. See exhibit A.

Project Cost: The estimated construction cost for the Rubidoux Boxing Club is \$1,200,000.

- Findings:**
- a) The proposed development of the Rubidoux Boxing Club facility is a benefit to the Jurupa Valley Project Area;
 - b) No other reasonable means of financing the project are available to the community;
 - c) The proposed facility will assist in the elimination of physical and economic blighting conditions through the demolition of a sub-standard former commercial building and by the addition of a new community facility which will provide recreational services in the area, and
 - d) The proposed facility is consistent with the Implementation Plan for the Jurupa Valley Project Area.

Purpose: The proposed project meets the following goals of the Redevelopment Project Area plan for the Rubidoux community:

- a. To elimination blighting conditions and to prevent the acceleration of blight in and about the Project Area.

Summary Report: Rubidoux Boxing Club

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- b. To facilitate a higher and better utilization of land use in and around the Project Area.
- c. Upgrade the physical appearance of the Project Area through the rehabilitation or replacement of underused and substandard buildings, encourage the better utilization of real property and encourage new construction by private enterprises.