

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

439



SUBMITTAL DATE:
March 7, 2005

FROM: Economic Development Agency and Parks Department

SUBJECT: Lakeland Village/Wildomar Parks Rehabilitation Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Authorize the Chairman of the Board to certify acceptance of the Grant Deeds allowing for the transfer of Windsong Park, Marna O'Brien and Heritage Parks from Ortega Trail Recreation and Park District to the County of Riverside, acting as the successor agency, per LAFCO action 99-14-1;
2. Approve and authorize the Chairman to execute the attached Cooperative Agreement between the Redevelopment Agency for the County of Riverside and the County of Riverside to provide Community Development Block Grant (CDBG) funds in the amount of \$633,992 to acquire Marna O'Brien and Heritage Parks;
3. Approve and authorize the Chairman to execute the Sponsor's Agreement for the use of \$558,133 in CDBG funds for design of the project improvements;
4. Approve the Acquisition Agreement between the Redevelopment Agency for the County of Riverside and the County of Riverside Parks Department for the purchase of Marna O'Brien and Heritage Parks by the Agency;
5. Authorize and Direct the Parks Department to gift the real property known as Windsong Park to the Redevelopment Agency for the County of Riverside;

(Motions continued on Page 2)

Paul Frandsen

Paul Frandsen
Parks Director

Bradley J. Hudson

Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 5,177,125	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	YES
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	2004-2005

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: YES

SOURCE OF FUNDS: Community Development Block Grant Funds, Proposition 12, Funds, Developer Impact Fees, Proposition 40 Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature *Rhonda King*

FISCAL PROCEDURES APPROVED
 ROBERT E. BYRD, Auditor-Controller
 Date: 3/3/05
 Departmental Concurrence: [Signature]
 Dep't Recomm.: Policy
 Per Exec. Ofc.: Policy
 Consent
 Consent

Prev. Agn. Ref.: 2-15-00, 1.1; 8-15-00, District: 1
3.50; 11-18-03, 3.13

Agenda Number:

RECOMMENDED MOTION CONT'D:

6. Approve and authorize the allocation of \$1,785,000 in Proposition 12 Funds, \$1,700,000 in Developer Impact Fees and \$500,000 in Prop 40 Funds for the rehabilitation of the parks;
7. Approve and authorize the transfer of the assets as shown in Attachment "A";
8. Direct the Auditor-Controller to move existing budget as shown in Attachment "B";
9. Direct the Auditor-Controller to amend the property tax allocation as shown in Attachment "C";
10. Authorize the Chairman of the Board to execute any and all documents necessary to complete this transaction;
11. Authorize the Parks Director and the Economic Development Agency Assistant County Executive Officer, or their designees, to execute the necessary actions and documents to complete the transfer of Community Parks Facilities, Quimby-Ortega to County Service Area 152-A; and
12. Make the following findings:
 - a. The proposed acquisition of Marna O'Brien and Heritage Parks will be of primary benefit to the Lakeland Village/Wildomar Sub-Area of the 1-1986 Redevelopment Project Area;
 - b. Acquisition of the parks, as part of the park rehabilitation program, will assist in the elimination of blighting conditions;
 - c. No other reasonable source of financing the public improvements is available to the community due to limited County resources; and
 - d. The project is consistent with the Redevelopment Agency's Implementation Plan.

BACKGROUND: The proposal before your Board today will facilitate the rehabilitation of three former Ortega Trails Recreation and Park District ("OTRPD") facilities. In addition, a fourth park facility will be constructed on land owned by the Riverside County Regional Park and Open space District ("RCRPOSD").

The Redevelopment Agency proposes to acquire by a combination of purchase and gift, the former OTRPD park facilities that include Marna O'Brien, Regency Heritage and Windsong parks. Perret Park, which is owned by RCRPOSD and mostly undeveloped will be acquired at a later date and rehabilitated as well.

Community Development Block Grant funds are proposed for the acquisition and design of the park facilities in the amount of \$1,192,125. It is anticipated that a combination of funds will be used for construction including Proposition 40, Proposition 12 and Development Impact Fees.

In conjunction with these real property transactions, the Economic Development Agency ("EDA") will assume responsibility for managing and maintaining the parks until the construction is complete. At that time, the EDA and the Redevelopment Agency propose to convey the park facilities to County Service Area 152-A for on-going operation and maintenance. Ad-valorem property taxes associated with the former OTRPD will be used to operate and maintain the rehabilitated park facilities.

On November 18, 2003, EDA was directed to prepare and maintain a Master Park Plan for the Quimby Fee Program within CSA 152. In order to facilitate the implementation of the Master Park Plan, the Parks Department is transferring the administration and management responsibility of the Quimby Fee Programs in the Lakeland Village/Wildomar area to CSA 152-A. Effective March 15, 2005, the EDA will assume responsibility for the assets and liabilities associated with the former OTRPD including the Quimby Fee Funds.

Approving these motions will allow EDA and the Redevelopment Agency to carry out the implementation of the Master Park Plan for the Lakeland Village/Wildomar Area.