

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

551



FROM: Economic Development Agency

SUBMITTAL DATE:
April 27, 2005

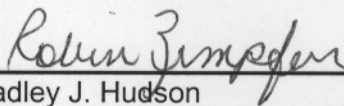
SUBJECT: Public Hearing - Vernola Basin & Park Project

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. The proposed project is consistent with the Redevelopment Implementation Plan and is of primary benefit to the Jurupa Valley Redevelopment Project Area because it will provide needed flood control facilities and a park for property owners within the Project Area;
 - b. No other reasonable means of financing the project are available to the community due to limited funds which are insufficient to construct the needed public facilities; and,
 - c. The improvements will assist in the elimination of physical and economic blighting conditions within the Project Area by eliminating existing flooding conditions; and
3. Approve the attached agreement between the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the Redevelopment Agency for the County of Riverside and authorize the Chairman to execute the agreement.

Departmental Concurrence

BACKGROUND: On page two.



 Bradley J. Hudson
 Assistant County Executive Officer/EDA

BJH:RZ:DL:TE:BB
 S:\RDACOM\DIS2\MIRALOMA\Vernola Basin\Vernola.BOS.f11.05.04.20.doc

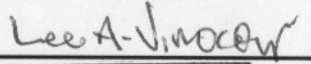
FINANCIAL DATA	Current F.Y. Total Cost:	\$ 19,502,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2004-2005

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

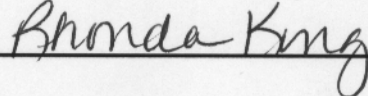
SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Funds, Flood Control Funds, Jurupa Area Recreation and Park District Community Facilities District Funds, Quimby Funds and Private Property Owner funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote FORM APPROVED	<input type="checkbox"/>

C.E.O. RECOMMENDATION: COUNTY COUNSEL

APPROVE

MAY 09 2005


 COUNTY COUNSEL

County Executive Office Signature 

- Policy
- Policy
- Consent
- Consent

Prev. Agn. Ref.: None **District:** 2 **Agenda Number:**

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

9.1

BACKGROUND: The Mira Loma community is currently experiencing tremendous residential growth particularly along Interstate 15 in the vicinity of Limonite Avenue. Over 2400 homes are planned for this area within the I-15 Specific Plan and with these homes, there is a great need to develop parks for the residents. The parks proposed within the specific plan include a number of small community parks as well as one large sports park to be developed on the master planned detention basin which is to be constructed on the southwest corner of Bellegrave Avenue and Wineville Road. This basin and storm drain lines J and E leading to and from the basin will serve the residential, commercial and industrial property both north and south of Bellegrave Avenue. They will also serve the proposed Middle School and Elementary School that will be constructed on Wineville Road. Because of the significant financial burden that construction of the needed flood control facilities and park would put on any one property owner, the Agency proposes to facilitate development by providing up front capital and construction management needed for the project. Components of the project are:

1. The acquisition of land for a detention basin and park;
2. Construction of a detention basin on the south west corner of Bellegrave Avenue and Wineville Road;
3. Construction of Line J, the outlet line that will extend from the basin to Limonite Avenue;
4. Construction of Line E, the storm drain facility that will transmit storm water from some of the parcels north of Bellegrave to the basin;
5. Street improvements to be developed in conjunction with the basin including: 1) Realignment of Wineville Road, 2) Construction of the half width of Bellegrave Avenue, and 3) Construction of the half width of Pats Ranch Road; and,
6. Construction of the twenty acre sports park on the detention basin.

It is proposed that the Agency construct the improvements and the property owners who benefit from them will reimburse the Agency for the full cost of the improvements prior to pulling grading permits. The basic terms of the agreements are as follows:

1. Agency will provide initial capital to construct improvements for all items detailed above.
2. Property owners will be required to reimburse the Agency prior to issuance of grading permits for development of their property.
3. The Agency will charge no interest on repayment of funding provided to construct the improvements.
4. Property owners will receive flood fee credits for any amounts contributed to improvements included in the Day Creek Master Drainage Plan.
5. The cost to each property owner would be determined on a per acre basis to facilitate development of existing parcels in phases.

The budget, as detailed below, would require the Agency to provide initial funding for \$16.5 million of the total improvement cost and Flood Control would provide funding for up to \$3.3 million of the flood control facility cost. Of the \$16.5 million provided by the Agency, \$1 million would be provided in the form of a grant to the Jurupa Area Recreation and Park District "JARPD" for construction of the park. The remaining \$15.5 million would all be in the form of a loan to the JARPD and property owners benefitting from the improvements. The Jurupa Area Recreation and Park District would use Quimby Fees and Community Facility District fees to reimburse the Agency for \$4.25 million of the park construction cost. The property owners will reimburse the Agency for the land acquisition, basin, street improvements and lines E and J as detailed in the attached Exhibit "G".

PRELIMINARY PROJECT BUDGET:

Land Acquisition	\$5,000,000
Road Improvements	\$3,000,000
Flood Facilities	\$6,252,000
Park	\$5,250,000
TOTAL:	\$19,502,000

FUNDING SOURCES:

JARPD	\$4,250,000
Flood Control	\$3,300,000 (maximum)
Redevelopment	\$1,000,000
Property Owners	\$10,952,000 (approximate)
TOTAL:	\$19,502,000

Agency staff recommends approval of the recommended motions so that development of the project may proceed as proposed.

Attachments:

1. Exhibit "G", Property Owners Reimbursement Summary.
2. Proof of Publications.
3. Agreement between the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the Redevelopment Agency for the County of Riverside.

Vernola Basin Project - Distribution of Cost

Component	Est. Cost	Flood Control	Amount due from Property Owners	Zones of Benefit	Total Acreage	Cost Per Acre
1. Land (basin portion)	\$ 4,163,800	\$ -	\$ 4,163,800	A, B, C, D	821.7	\$ 5,067.30
2. Land (Road & non/basin)	\$ 740,000	\$ -	\$ 740,000	A, B, C, E	781.09	\$ 947.39
3. Road	\$ 3,000,000	\$ -	\$ 3,000,000	A, B, C, E	781.09	\$ 3,840.79
4. Line J	\$ 2,400,000	\$ -	\$ 2,400,000	A, B, C, D	821.7	\$ 2,920.77
5. Basin	\$ 2,700,000	\$ 2,700,000	\$ -	A, B	534.41	\$ -
6. Line E	\$ 1,152,000	\$ -	\$ 1,152,000	A	432.07	\$ 2,666.23
Total:	\$ 14,155,800		\$ 11,455,800			

Zone	Property Owner	APN	Acreage	Components	Cost/Acre	Est. Cost
A	DiTomasso	156 050 008	137.33	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 2,120,717
A	Industrial Development Int.	160 040 001	121.89	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 1,882,285
A	Mira Loma Th. Farms	160 040 004	52.70	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 813,819
A	Mira Loma Th. Farms	160 040 005	54.70	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 844,704
A	Mira Loma Th. Farms	160 040 014-6	2.87	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 44,320
A	Hillcrest Homes	160 060 001	1.59	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 24,554
A	Hillcrest Homes	160 060 035	29.70	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 458,642
A	Vanderham	160 060 039	31.29	1, 2, 3, 4, 5, 6	\$ 15,442.49	\$ 483,195
	Total Zone A:		432.07			\$ 6,672,236

Zone	Property Owner	APN	Acreage	Components	Cost/Acre	Est. Cost
B	Hillcrest Homes	160 060 042	70.34	1, 2, 3, 4, 5	\$ 12,776.25	\$ 898,682
B**	Pharris	por. 160 060 041	32	1, 2, 3, 4, 5	\$ 12,776.25	\$ 408,840
	Total Zone B:		102.34			\$ 1,307,522

Zone	Property Owner	APN	Acreage	Components	Cost/Acre	Est. Cost
C	Vernola	por. 160 040 012	26.96	1, 2, 3, 4	\$ 12,776.25	\$ 344,448
C	Vernola	por. 160 050 003	26.54	1, 2, 3, 4	\$ 12,776.25	\$ 339,082
C	Vernola	por. 160 050 015	32.2	1, 2, 3, 4	\$ 12,776.25	\$ 411,395
C*	Vernola	por. 160 050 025*	102.58	1, 2, 3, 4	\$ 12,776.25	\$ 1,310,588
C	Vernola	160 050 027	6.32	1, 2, 3, 4	\$ 12,776.25	\$ 80,746
C	Sky Country Inv Co East	por. 160 050 005	4.9	1, 2, 3, 4	\$ 12,776.25	\$ 62,604
C	Sky Country Inv Co East	por. 160 050 031	10.41	1, 2, 3, 4	\$ 12,776.25	\$ 133,001
C	Sky Country Inv Co East	por. 160 050 023	4.77	1, 2, 3, 4	\$ 12,776.25	\$ 60,943
	Total Zone C:		214.68			\$ 2,742,806

Zone	Property Owner	APN	Acreage	Components	Cost/Acre	Est. Cost
D	Vernola	por. 160 050 015	7.15	1, 4	\$ 7,988	\$ 57,115
D	Sky Country Inv Co East	por. 160 050 005	18.36	1, 4	\$ 7,988	\$ 146,661
D	Sky Country Inv Co East	por. 160 050 031	11.16	1, 4	\$ 7,988	\$ 89,147
D	Sky Country Inv Co East	por. 160 050 023	19.28	1, 4	\$ 7,988	\$ 154,010
D	Vernola	por. 160 050 003	11.62	1, 4	\$ 7,988	\$ 92,821
D	Sky Country Inv Co East	160 050 021	5.04	1, 4	\$ 7,988	\$ 40,260
	Total Zone D:		72.61			\$ 580,014

Zone	Property Owner	APN	Acreage	Components	Cost/Acre	Est. Cost
E**	Pharris	por. 160 060 041	32	2, 3	\$ 4,788.18	\$ 153,222
	Total All Areas:		853.7			\$ 11,455,800

*Five acre credit for park land.

**The actual acreage of the assessors parcel number 160-060-041 (64 acres), has been split to reflect the condition from Flood Control that the property drain 1/2 to the east and 1/2 to the west. However, if the property owner obtains approval to drain the entire parcel to the Bellegrave Basin, their share will be increased accordingly to include components 1, 4, & 5, resulting in a net decrease in the proportionate share of the cost of the flood improvement components 1, 4, & 5 for all other property owners.

% Share Distribution of Costs

Property Owner	Parcel	Basin		Non Basin		Road	Line J	Basin	Line E
		Land	Land	Land	Land				
Total Benefitting Acreage:		821.7	781.09	781.09	781.09	781.09	821.7	534.41	432.07
Zone A									
		Acreage	Land A	Land B	Road	Line J	Basin	Line E	
DI Tomasso	156 050 008	137.33	16.71%	17.58%	17.58%	16.71%	0.00%	31.78%	
IDI	160 040 001	121.89	14.83%	15.61%	15.61%	14.83%	0.00%	28.21%	
Mira Loma Th. Farms 1	160 040 004	52.7	6.41%	6.75%	6.75%	6.41%	0.00%	12.20%	
Mira Loma Th. Farms 2	160 040 005	54.7	6.66%	7.00%	7.00%	6.66%	0.00%	12.66%	
Mira Loma Th. Farms	160 040 014-6	2.87	0.35%	0.37%	0.37%	0.35%	0.00%	0.66%	
Hillcrest Homes	160 060 001	1.59	0.19%	0.20%	0.20%	0.19%	0.00%	0.37%	
Hillcrest Homes	160 060 035	29.7	3.61%	3.80%	3.80%	3.61%	0.00%	6.87%	
Vanderham 3	160 060 039	31.29	3.81%	4.01%	4.01%	3.81%	0.00%	7.24%	
Total Zone A:		432.07	53%	55%	55%	53%	0%	100%	
Zone B									
Hillcrest Homes	160 060 042	70.34	8.56%	9.01%	9.01%	8.56%	0.00%	0.00%	
Pharris	por. 160 060 041	32	3.89%	4.10%	4.10%	3.89%	0.00%	0.00%	
Total Zone B:		102.34	12%	13%	13%	12%	0%	0%	
Zone C									
Vernola	por. 160 040 012	26.96	3.28%	3.45%	3.45%	3.28%	0.00%	0.00%	
Vernola	por. 160 050 003	26.54	3.23%	3.40%	3.40%	3.23%	0.00%	0.00%	
Vernola	por. 160 050 015	32.2	3.92%	4.12%	4.12%	3.92%	0.00%	0.00%	
Vernola	por. 160 050 025	102.58	12.48%	13.13%	13.13%	12.48%	0.00%	0.00%	
Vernola	160 050 027	6.32	0.77%	0.81%	0.81%	0.77%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 050 005	4.9	0.60%	0.63%	0.63%	0.60%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 060 031	10.41	1.27%	1.33%	1.33%	1.27%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 050 023	4.77	0.58%	0.61%	0.61%	0.58%	0.00%	0.00%	
Total Zone C:		214.68	26%	27%	27%	26%	0%	0%	
Zone D									
Vernola	por. 160 050 015	7.15	0.87%	0.00%	0.00%	0.87%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 050 005	18.36	2.23%	0.00%	0.00%	2.23%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 060 031	11.16	1.36%	0.00%	0.00%	1.36%	0.00%	0.00%	
Sky Country Inv Co East	por. 160 050 023	19.28	2.35%	0.00%	0.00%	2.35%	0.00%	0.00%	
Vernola	por. 160 050 003	11.62	1.41%	0.00%	0.00%	1.41%	0.00%	0.00%	
Sky Country Inv Co East	160 050 021	5.04	0.61%	0.00%	0.00%	0.61%	0.00%	0.00%	
Total Zone D:		72.61	9%	0%	0%	9%	0%	0%	
Zone E									
Pharris	por. 160 060 041	32	0%	4%	4%	0%	0%	0%	
Total Zone E:		32	0%	4%	4%	0%	0%	0%	
Total All Zones:		853.7	100%	100%	100%	100%	0%	100%	

Vernola Basin Project - Flood Fee Credits

Component	Est. Cost	Estimated Flood Fee Credit*	Amount Not Creditable	Zones of Benefit	Total Acreage	Estimated Credit Per Acre
1. Land (basin portion)*	\$ 4,163,800	\$ 2,630,000	\$ 1,533,800	A, B, C, D	821.7	\$ 5,067.30
4. Line J**	\$ 2,400,000	\$ 2,400,000	\$ -	A, B, C, D	821.7	\$ 2,920.77
5. Basin	\$ 2,700,000	\$ -	\$ 2,700,000	A, B	534.41	\$ -
6. Line E**	\$ 960,000	\$ 960,000	\$ -	A	432.07	\$ 2,221.86
Total:	\$ 10,223,800	\$ 960,000	\$ 4,233,800			

*The amount of the fee credit for the land acquisition will be an amount not to exceed \$3,248.54 per acre.
 **The actual credit for Line J and Line E will be based on the actual cost of the improvements and the amount reimbursed to Agency.

Zone	Property Owner	APN	Acreage	Components	Est. Flood Fee Credit/Acre	Est. Fee Credit
A	DiTomasso	156 050 008	137.33	1, 2, 3, 4, 5, 6	10,210	\$ 1,402,130
A	Industrial Development Int.	160 040 001	121.89	1, 2, 3, 4, 5, 6	10,210	\$ 1,244,489
A	Mira Loma Th. Farms	160 040 004	52.7	1, 2, 3, 4, 5, 6	10,210	\$ 538,064
A	Mira Loma Th. Farms	160 040 005	54.7	1, 2, 3, 4, 5, 6	10,210	\$ 558,483
A	Mira Loma Th. Farms	160 040 014-6	2.87	1, 2, 3, 4, 5, 6	10,210	\$ 29,303
A	Hillcrest Homes	160 060 001	1.59	1, 2, 3, 4, 5, 6	10,210	\$ 16,234
A	Hillcrest Homes	160 060 035	29.7	1, 2, 3, 4, 5, 6	10,210	\$ 303,235
A	Vanderham	160 060 039	31.29	1, 2, 3, 4, 5, 6	10,210	\$ 319,469
	Total Zone A:		432.07			\$ 4,411,407
B	Hillcrest Homes	160 060 042	70.34	1, 2, 3, 4, 5	7,988	\$ 561,881
B	Pharris	por. 160 060 041	32	1, 2, 3, 4, 5	7,988	\$ 255,618
	Total Zone B:		102.34			\$ 817,499
C	Vernola	por. 160 040 012	26.96	1, 2, 3, 4	7,988	\$ 215,358
C	Vernola	por. 160 050 003	26.54	1, 2, 3, 4	7,988	\$ 212,003
C	Vernola	por. 160 050 015	32.2	1, 2, 3, 4	7,988	\$ 257,216
C	Vernola	por. 160 050 025*	102.58	1, 2, 3, 4	7,988	\$ 819,417
C	Vernola	160 050 027	6.32	1, 2, 3, 4	7,988	\$ 50,485
C	Sky Country Inv Co East	por. 160 050 005	4.9	1, 2, 3, 4	7,988	\$ 39,142
C	Sky Country Inv Co East	por. 160 060 031	10.41	1, 2, 3, 4	7,988	\$ 83,156
C	Sky Country Inv Co East	por. 160 050 023	4.77	1, 2, 3, 4	7,988	\$ 38,103
	Total Zone C:		214.68			\$ 1,714,880
D	Vernola	por. 160 050 015	7.15	1, 4	7,988	\$ 57,115
D	Sky Country Inv Co East	por. 160 050 005	18.36	1, 4	7,988	\$ 146,661
D	Sky Country Inv Co East	por. 160 060 031	11.16	1, 4	7,988	\$ 89,147
D	Sky Country Inv Co East	por. 160 050 023	19.28	1, 4	7,988	\$ 154,010
D	Vernola	por. 160 050 003	11.62	1, 4	7,988	\$ 92,821
D	Sky Country Inv Co East	160 050 021	5.04	1, 4	7,988	\$ 40,260
	Total Zone D:		72.61			\$ 580,014
E	Pharris	por. 160 060 041	32	2, 3	-	\$ -
	Total Acreage:		853.7		Total All Areas:	\$ 7,523,800