

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

276c



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
August 31, 2005

**SUBJECT:** Public Hearing, Environmental Findings, and Site Approval for North Shore Community Center

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

1. Adopt the *De Minimus* Finding, as there is no evidence that the proposed project will have an adverse effect upon wildlife resources;
2. Adopt the Negative Declaration for the environmental assessment for the installation of a 3,200 square foot community center based on the findings incorporated in the Initial Study and the conclusion that the proposed project will not have a significant effect on the environment;
3. Make the following findings:
  - a. The project is consistent with all the elements of the Riverside County Integrated General Plan and the Eastern Coachella Valley Community Plan,
  - b. The project is compatible with the present and future development of the surrounding property,
  - c. The project conforms to the public health, safety, and welfare, and
  - d. There is no evidence that the project will have an adverse effect on wildlife resources;

Continued on page 2.

Departmental Concurrence

RZ:RDF:JT

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 Robin Zimpfer  
 Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 150,000	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	NO
	Annual Net County Cost:	\$ 0	For Fiscal Year:	05/06

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** YES

SOURCE OF FUNDS: \$150,000 DCPA Redevelopment Agency Funding	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

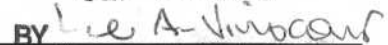
**C.E.O. RECOMMENDATION:**

**APPROVE**

FORM APPROVED COUNTY COUNSEL

County Executive Office Signature



SEP 01 2005  
 BY 

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

3.3 7-12-05



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

**RECOMMENDED MOTION (CONTINUED):**

4. Approve the use of the site located at 99-085 Corvina Drive in North Shore for the development of a community center;
5. Approve and authorize the Redevelopment Agency to proceed with the development of the North Shore Community Center;
6. Approve the budget of \$150,000 (one hundred fifty thousand dollars) for the installation and ancillary improvements for the project;
7. Conduct a public hearing for the proposed project pursuant to Section 33679 of the California Health and Safety Code; and
8. Make the following findings:
  - a. The project will assist in the elimination of physical blighting conditions by eliminating an illegal dumping site within the community;
  - b. The project will benefit the Desert Communities Project Area by providing much needed public services to the community;
  - c. No other reasonable means of financing the project are available to the community as there are no funds available from the County General fund for construction; and
  - d. The proposed facility is consistent with the Implementation Plan for Desert Communities Redevelopment Plan.

**BACKGROUND:**

The development of a Community Center has been identified as a priority community development need in the unincorporated 4<sup>th</sup> District community of North Shore. In response to this need, the Redevelopment Agency is proposing to install a 3,200 square foot modular building that will serve as community facility for the North Shore Community Council and the community in general. The portion of the project site surrounding the facility will be improved with parking, water efficient landscaping and hardscaping appropriate to the new structure.

Staff recommends that the new facility be constructed upon a .66 acre site located at 99-085 Corvina Drive in North Shore. This site is currently being acquired by the Redevelopment Agency. The environmental review for the development of the proposed facility has been completed. Based upon the findings in the Initial Study, the proposed project will not have any significant environmental impacts. Staff recommends an adoption of the *De Minimus* Finding.

Agency staff recommends that the Board conduct a public hearing regarding the proposed project, pursuant to Section 33679 of the California Health and Safety Code. Attached is a Summary Report which has been made available to the public, detailing the facts supporting the redevelopment purposes for this project.

**Attachments**

1. De Minimus Finding
2. Negative Declaration
3. Initial Study
4. Proof of Publication for Environmental Review
5. Summary Report
6. Proof of Publication for Public Hearing