

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

538



FROM: Redevelopment Agency

SUBMITTAL DATE:
April 17, 2006

SUBJECT: Joint Public Hearing and Adoption of Resolutions for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area

RECOMMENDED MOTION: That the Board of Directors:

1. Approve the attached Resolution No. RDA 2006-24, approving and transmitting to the Board of Supervisors its report on the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area;
2. Approve the attached Resolution No. RDA 2006-25 finding that the provision of low- and moderate-income housing outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area will be of benefit to the project area;
3. Conduct the joint public hearing with the Board of Supervisors to consider I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area ; and,
4. Approve the attached Resolution No. RDA 2006-26 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area.

Departmental Concurrence

BACKGROUND: see page 2.

RZ:JC:DL:TE:NM

[Signature]
Robin Zimpfer
Executive Director

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|-----------------------|-------------------------------|------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | N/A |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | N/A |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 05-06 |

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30

Requires 4/5 Vote

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

APR 18 2006

County Executive Office Signature

[Signature]
Lisa Brandl

BY *[Signature]*

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

APR 18 2006
RECEIVED RIVERSIDE COUNTY

Background:

The Agency studied the Sun City/Quail Valley area and discovered that economic and physical blighting conditions exist. It was determined that the Sun City/Quail Valley is substantially blighted and warrants redevelopment. Therefore, it is recommended that the existing I-215 Corridor Redevelopment Project Area be amended to include a new sub-area for Sun City/Quail Valley.

According to the California Community Redevelopment Law ("CRL"), the Board of Supervisors and the Agency shall consider at a Joint Public Hearing the proposal to adopt the Redevelopment Plan for Redevelopment Project Area I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area (the "Redevelopment Plan").

Review by Other Bodies

In accordance with the CRL, the Riverside County Planning commission (the "Planning Commission") reviewed and voted unanimously to recommend approval of the Preliminary Plan on August 31, 2005. On February 6, 2006, the Planning Commission reviewed the Redevelopment Plan and unanimously found it to be in conformance with the Comprehensive General Plan.

Noticing and Community Participation

The Agency has actively solicited public participation in the amendment process. Newsletters were mailed to all property owners, residents and businesses within the proposed amendment boundaries in early October 2005. A town hall meeting was held on November 2, 2005, to introduce the proposed amendment to the community. Approximately 140 community members attended the town hall meeting. Since the provision of eminent domain is not included with this amendment, the formation of a Project Area Committee (PAC) is not required.

In December 2005, a community survey was mailed to all property owners, residents and businesses within the proposed amendment boundaries. The survey included a postage paid envelope for individuals to return the survey. The survey results identified street improvements, additional sheriff services, drainage/flood prevention, water system improvements, and additional code enforcement services as the top five priorities of the community.

A second newsletter and public notice of this public hearing was mailed in March 2006 to all property owners, residents, and businesses in the proposed amendment area. The public notice was also published in the Press-Enterprise on March 21, 28 and April 4, 11. The newsletter announced a second town hall meeting and the joint public hearing. The second town hall meeting was held on April 6, 2006, at 7:00 PM at the Kay Cenicerros Senior Center and approximately 120 people attended. Agency staff provided a brief presentation on the redevelopment project area amendment and answered questions from the audience.

SUMMARY OF BOARD REVIEW AND ACTIONS

The following actions are recommended to be taken in order:

1. Forward Report to the Board of Supervisors (Agency)

Section 33352 of the CRL requires that every redevelopment plan submitted by an agency to the legislative body is to be accompanied by a report that summarizes the key elements of the process to adopt said redevelopment plan. The attached Report to the Board of Supervisors for the I-215 Corridor

Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area (the "Report to Board") was prepared by the Agency in accordance with CRL Section 3352 for transmittal to the Board of Supervisors.

In essence, the Report to Board, which includes the Draft Redevelopment Plan, Relocation Methods, and Final Environmental Impact Report, is an overview of the entire amendment process. The Report to Board is to be approved by the Agency via Resolution No. RDA 2006-24, then transmitted to the Board of Supervisors. The resolution does not approve the Redevelopment Plan, nor does it certify the Final Environmental Impact Report. It merely formally transmits the Report to Board from the Agency to the Board of Supervisors for discussion purposes.

2. Boards Make Finding of Benefit Regarding the Provision of Low-and Moderate- Income Housing (Agency and County)

Section 33334.2 of the CRL provided that the Agency shall utilize not less than twenty percent (20%) of all tax increment money for the purposes of increasing, preserving, and improving the community's supply of low- and moderate-income housing. CRL Section 3334.2 provides that the Agency may use these funds inside or outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 1b-Sun City/Quail Valley Sub-Area (the "Amendment Area") upon adoption of Resolution No. RDA 2006-25 finding that such use will benefit to the Amendment Area.

For these actions to be effective, the findings by the Agency and the Board of Supervisors must be made prior to adoption of the Redevelopment Plan. These actions are necessary because there may be future need to provide low- and moderate-income housing assistance outside the Amendment Area itself. These kinds of programs often include housing rehabilitation and homeownership assistance.

3. Conduct Joint Public Hearing (Agency and County)

The Agency and Board of Supervisors may now conduct a joint public hearing on the proposed Redevelopment Plan and take testimony in favor of and/or in opposition to the proposed Redevelopment Plan. The Agency Board of Directors and the Board of Supervisors will be formally convened at the same time for the hearing. The Chair of the Board of Supervisors will chair the proceedings. At the conclusion of the joint public hearing, the Board of Supervisors should close the joint public hearing.

4. Certify Final Environmental Impact Report (Agency and County)

The Agency, as the body originating the proposed amended Redevelopment Plan, may certify the Final Environmental Impact Report prepared for the Amendment Area. Resolution No. RDA 2006-26 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein.

The Board of Supervisors, as the legislative body, has final authority and discretion over the approval of the proposed action. Therefore, it is appropriate that the Board of Supervisors certify the Final Environmental Impact Report after the Agency has done so and prior to introducing the ordinance approving the proposed action. Resolution No. 2006-127 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein.

5. Board of Supervisors Consents to Payment of Certain Public Improvements (County)

The Agency may, with the consent of the Board of Supervisors, pay all or part of the value of land for and the cost of any publicly owned improvement if:

- The improvement is of benefit to the Amendment Area
- No other reasonable means of financing is available
- The payment will assist in the elimination of blight or provide housing for low and moderate-income persons.

6. Board of Supervisors introduces Ordinance (County)

Finally, the Board of Supervisors may proceed with introducing the Ordinance approving the Redevelopment Plan. During or before the joint public hearing, individuals or groups may file written objections to the proposed Redevelopment Plan. If this is the case, the Board of Supervisors should finish taking testimony; close the joint public hearing, and direct staff to respond to the written comments.

The Board of Supervisors would then on May 9, 2006, consider written responses to the written objections and introduce the Ordinance, if appropriate.

The Ordinance adopting the Redevelopment Plan would become effective thirty (30) days following its second reading.

Agency staff recommends that the Board of Supervisors and the Agency approve the resolutions and introduce the Ordinance (unless written objections are received) for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley Sub-Area.

RESOLUTION NO. RDA 2006-24

A RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE APPROVING AND TRANSMITTING ITS REPORT ON THE REDEVELOPMENT PLAN FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1B – SUN CITY/QUAIL VALLEY SUB-AREA FROM THE REDEVELOPMENT AGENCY TO THE BOARD OF SUPERVISORS

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL"); and

WHEREAS, Section 33352 of the CRL states that every redevelopment plan submitted by a redevelopment agency to the legislative body shall be accompanied by a report on the plan; and

WHEREAS, the Agency has prepared its report (the "Report to the Board of Supervisors") as required by law.

NOW, THEREFORE, be it resolved by the Redevelopment Agency for the County of Riverside as follows:

Section 1. Pursuant to Section 33352 of the CRL, the Agency has prepared its Report to the Board of Supervisors for the Amendment Area, submitted under separate cover and made a part hereof by this reference.

Section 2. The Agency hereby approves its Report to the Board of Supervisors on the Amendment Area.

Section 3. The Executive Director of the Agency is hereby authorized and directed to transmit the Report to the Board of Supervisors and the Redevelopment Plan to the Board of Supervisors of the County of Riverside.

Section 4. The Secretary shall certify to the passage and adoption of this resolution, and it shall thereupon take effect and be in force.

ADOPTED AND APPROVED this 25th day of April, 2006.

RESOLUTION NO. RDA 2006-25

A RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE FINDING THAT THE PROVISION OF LOW- AND MODERATE-INCOME HOUSING OUTSIDE THE BOUNDARIES OF THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1B – SUN CITY/QUAIL VALLEY SUB-AREA WILL BE OF BENEFIT TO THE PROJECT AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL"); and

WHEREAS, in accordance with Section 33334.2(a) of the Community Redevelopment Law (the "CRL"), not less than twenty percent (20%) of all tax increment that is allocated to the Agency from the Amendment Area shall be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing; and

WHEREAS, CRL Section 33334.2(g) provides that the Agency may use such funds outside the Amendment Area upon adoption of resolutions by the Board of Supervisors and the Agency finding that the provision of low- and moderate-income housing outside the Amendment Area is of benefit to the Project Area.

WHEREAS, the Board of Directors on December 20, 2005, adopted Resolution No. RDA 2005-35, finding that the use of Agency funds for low- and moderate-income housing outside of a County's redevelopment area is of benefit to the County's redevelopment area; and

WHEREAS, such authority is needed because future locations of housing for low- and moderate-income families cannot be fully determined at this time.

NOW, THEREFORE, it is hereby resolved by the Redevelopment Agency for the County of Riverside as follows:

SECTION 1: Pursuant to CRL Section 33334.2(g) the Agency hereby finds that the provision of low- and moderate-income housing outside the boundaries of the Sun City/Quail Valley Sub-Area will be of benefit because the exact extent of future low- and moderate-income housing needs are not known, and may require more land than is available in the Sun City/Quail Valley Sub-Area.

SECTION 2: The findings and determinations set forth herein shall be deemed final and conclusive.

ADOPTED AND APPROVED this 25th day of April, 2006.

RESOLUTION NO. RDA 2006-26

A RESOLUTION OF THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 1B – SUN CITY/QUAIL VALLEY SUB-AREA

WHEREAS, the Redevelopment Agency for the County of Riverside (the "Agency") has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley Sub-Area (the "Redevelopment Plan") in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the "CRL"); and

WHEREAS, the Planning Commission of County of Riverside (the "Planning Commission") has approved and forwarded to the Agency its report that the proposed Redevelopment Plan is in conformity with the Riverside County General Plan and has recommended approval of said Redevelopment Plan; and

WHEREAS, the Draft Environmental Impact Report prepared on the Redevelopment Plan and all actions required by applicable law related to the preparation, circulation, and review of the Draft Environmental Impact Report have been taken; and

WHEREAS, the Agency has reviewed and considered the Final Environmental Impact Report and the Mitigation Monitoring Program with respect to the adoption of the Redevelopment Plan; and

WHEREAS, pursuant to public notice duly given, the Board of Supervisors and the Agency held a full and fair joint public hearing on the proposed Redevelopment Plan and Final Environmental Impact Report on April 25, 2006; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Redevelopment Agency for the County of Riverside hereby resolves as follows:

Section 1. The Agency hereby certifies that the Final Environmental Impact Report for the adoption of the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 1b – Sun City/Quail Valley Sub-Area, as determined herein, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, that the Agency has reviewed and considered the information contained in said Environmental Impact Report, and that said Environmental Impact Report reflects the independent judgment of the Agency.

Section 2. The Agency hereby specifically finds and determines, based upon the findings set forth herein, that mitigation measures have been required that mitigate or avoid significant adverse environmental effects identified in said Environmental Impact Report for the Redevelopment Plan.

Section 3. The Agency hereby further finds with respect to the adverse environmental impacts detailed in the Final Environmental Impact Report:

a) That the adverse environmental impacts associated with the adoption of the Redevelopment Plan have been considered and recognized by the Agency.

b) Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen potentially significant environmental effects.

Section 4. The Agency hereby further finds that the project alternatives identified in the EIR either would not achieve the objectives of the Redevelopment Plan or would do so only with unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the EIR, none of the alternatives are feasible, nor are the alternatives environmentally superior. The *No-Project Alternative* is not environmentally superior to the proposed Project because it would result in the indefinite continuation of the adverse effects of blighting conditions, while adversely affecting the overall financial health of the Agency and County. The *Reduced Amendment Area Boundaries* alternative would not be environmentally superior to the proposed Project because it would result in the indefinite continuation of blighting conditions on land removed from the Project area. The *Extend Amendment Area Boundaries* alternative would not be environmentally superior to the proposed Project because it would result in unforeseen impacts and would intensify other impacts. The *Alternative Financing* alternative would not be environmentally superior to the proposed Project because the scope of public improvement and other projects that could be undertaken will be limited due to restricted financial resources. This in turn will reduce the ability to reverse blighting conditions. The *Alternative Sites* alternative is not considered feasible to the proposed Project because it would not meet the basic objectives of the proposed Project and would allow conditions of blight to remain.

Section 5. The Agency finds that facts supporting the above-specified findings are contained in the Final Environmental Impact Report, the Redevelopment Plan, and the information provided to this Agency during the public hearing conducted with respect to the Redevelopment Plan and the Final Environmental Impact Report. Mitigation measures will be made conditions of development projects in the Sun City/Quail Valley Sub-Area as applicable and are intended to mitigate and/or avoid the significant environmental effects identified in the Final Environmental Impact Report.

Section 6. The Agency hereby adopts the Mitigation Monitoring Plan included in the Final Environmental Impact Report as the Mitigation Monitoring and Reporting Program for the Redevelopment Plan.

Section 7. The Executive Director of the Agency, in cooperation with the Clerk of the Board of Supervisors, is hereby authorized and directed to file with the County Clerk of the County of Riverside a Notice of Determination, pursuant to Title 14 California Code of Regulations Section 15094, along with fees pursuant to Title 14 California Code of Regulations Section 753.5.

ADOPTED AND APPROVED this 25th day of April, 2006.