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



FROM: Redevelopment Agency

SUBMITTAL DATE:
May 23, 2007

SUBJECT: Public Hearing-Disposition and Development Agreement with the Boys & Girls Clubs of Southwest County

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing pursuant to Section 33431 of the Health and Safety Code;
2. Adopt a Mitigated Negative Declaration and mitigation monitoring and reporting program for Initial Study RDA/CEQA-2007-10 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;
3. Adopt RDA Resolution No. 2007-19 approving a Disposition and Development Agreement between the Redevelopment Agency for the County of Riverside and the Boys & Girls Clubs of Southwest County; and
4. Authorize the Chairman to sign the Disposition and Development Agreement on behalf of the Board.

(BACKGROUND is on page 2)

RZ:DL:TE:NM
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Robin Zimpfer
Robin Zimpfer
Executive Director

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:	2006-2007

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: NA	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

4.1

COUNTY COUNSEL

MAY 25 2007
Michelle Clark
NBS

Environmental Concurrence

BACKGROUND: The Redevelopment Agency for the County of Riverside and the Boys and Girls Clubs of Southwest County have negotiated to convey 10.67 acres of surplus land located at the northeast corner of Winchester Road and Skyview Road in the unincorporated French Valley area of the County of Riverside to develop a Boys and Girls Club recreation center to serve the residents of French Valley. Initially, the site consisted of 25.73 acres. The parcel was subdivided for the Boys & Girls Club site and the additional acreage will be conveyed to the Riverside County Regional Conservation Authority for conservation.

The Boys & Girls Clubs of Southwest County offers programs designed to guide and encourage youth of all ages to become successful adults. The types of programs offered include character & leadership development, education & career development, health & life skills, the arts, and sports, fitness & recreation. The Boys and Girls Club will develop a 25,000 square foot recreation center that will have a swimming pool, basketball courts, tennis courts, and a baseball field.

The property was conveyed to the Agency at no cost from the prior owner and it will be conveyed to the Boys & Girls Club for \$ 1.

Staff recommends the adoption of the mitigated negative declaration and the monitoring and reporting program in conjunction with the approval of the Disposition and Development agreement.

1 Law, redevelopment includes the provision of open-space types of use, such as streets
2 and other public grounds and space around buildings, and public or private buildings,
3 structures and improvements, and improvements of public or private recreation areas
4 and other public grounds; and

5 **WHEREAS**, on June 5, 2007, the Agency Board of Directors held a public
6 hearing on the proposed Disposition and Development Agreement ("DDA"), at which
7 time the Board of Directors considered the proposed disposition of property by the
8 Agency; staff reports prepared on this matter; and all of the information, testimony, and
9 evidence presented during the public hearing; and

10 **WHEREAS**, the public hearing was publicly noticed in accordance with the
11 requirements set forth in the California Health and Safety Code Section 33431; and

12 **WHEREAS**, all actions required by all applicable law with respect to the
13 proposed approval of the disposition of property pursuant to the DDA have been taken
14 in an appropriate and timely manner; and

15 **WHEREAS**, the Board of Directors has duly considered the proposed disposition
16 of property pursuant to the terms and conditions of the proposed DDA and determined
17 that the redevelopment of the Site pursuant thereto is in the best interests of the County
18 of Riverside and the health, safety, and welfare of its residents, and in accord with the
19 public purposes and provisions of applicable state and local laws and requirements.

20 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
21 Board of Directors of the County of Riverside, State of California, in regular session
22 assembled on June 5, 2007, as follows:

23 **Section 1.** The Board of Directors hereby finds and determines, based upon
24 substantial evidence provided in the record before it:

25 **A.** That the foregoing recitals are true and correct.

26 **B.** That the conveyance of property pursuant to the DDA will provide for
27 recreation opportunities.

28

1 C. That the conveyance of the property will assist in the elimination of blight,
2 is consistent with the Implementation Plan for the Project Area which will
3 enhance public health, safety, and welfare of the residents of the French Valley
4 Area.

5 D. That the property was conveyed to the Agency at no cost to the Agency.

6 E. That no tax increment was used to acquire the site.

7 F. That the consideration is not less than the fair reuse value at the use and
8 with the covenants and conditions and development costs authorized by the sale.

9 G. That the Board of Directors has received and heard all oral and written
10 objections to the proposed disposition of the property pursuant to the DDA and to
11 the proposed redevelopment of the Site in connection therewith and to any other
12 matters pertaining to this transaction, and that all such oral and written objections
13 are hereby overruled.

14 H. That the environmental impacts of the Project and the DDA, a reasonable
15 range of feasible alternatives, and mitigation measures that will reduce the
16 Project's impacts on the environment, have been adequately addressed in Initial
17 Study No. RDA/CEQA-2007-10, in compliance with applicable provisions of the
18 California Environmental Quality Act (California Public Resources Code Section
19 21000 et seq. ("CEQA") and the State CEQA Guidelines (California Code of
20 Regulations, title 14, Section 15000 et seq.).

21 **Section 2.** The Board of Directors hereby approves and authorizes Agency's
22 Chairman to execute the DDA on behalf of the Agency.

23 **Section 3.** Upon execution of the DDA on the Agency's behalf, the Agency's
24 Executive Director (or designee) is authorized, on behalf of the Agency, to approve
25 and/or sign all necessary and appropriate documents to carry out and implement the
26 DDA and to administer the Agency's obligations, responsibilities, and duties to be
27 performed under the DDA and related documents.

28 **Section 4.** The Agency Secretary shall certify to the adoption of the Resolutions.


1 **Section 5.** The effective date of this Resolution shall be the date of its
2 adoption.

3
4 **PASSED and ADOPTED** by the Board of Directors of the County of Riverside
5 this ____ day of _____, 2007.

6
7 ATTEST:

APPROVED AS TO FORM:

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9 By: _____
10 Clerk of the Board

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12 By: 
13 Agency Counsel

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26 FORM APPROVED
COUNTY COUNSEL

27 MAY 25 2007

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