

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



160

**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 14, 2007

**SUBJECT:** Public Hearing for the El Cerrito Sports Park

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

1. Conduct a public hearing for the El Cerrito Sports Park;
2. Make the following findings:
  - a. The El Cerrito Sports Park Project is of benefit to the El Cerrito sub area of Redevelopment Project Area 1-1986 and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
  - b. No other reasonable means of financing the project is available to the community due to limited funds which are insufficient to provide the park facilities;
  - c. The proposed project will assist with the elimination of blighting conditions within the Project Area by providing needed recreational facilities; and
  - d. Recreational facilities are identified as needed projects in the Implementation Plan for the Project Area; and
3. Approve the El Cerrito Sports Park Project.  
(continued on Page 2)

*Deanna Lorson*  
Deanna Lorson, Managing Director, for Robin Zimpfer  
Assistant County Executive Officer/EDA

RZ:DL:TE:PB:DF  
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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:	06/07

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

**SOURCE OF FUNDS:** N/A

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**

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

**Prev. Agn. Ref.:** 7/12/05, Item 4.2

**District:** 2

**Agenda Number:**

RECEIVED STAFF DEPARTMENT  
JUN 14 2007 3:00

**9.5**

**BACKGROUND:**

Currently there are no parks in the El Cerrito area. In 2005 approximately 21 acres of land were acquired at the west end of Rudell Road and east of the Interstate 15 Freeway to build a park for the El Cerrito area. During preliminary design, it was determined that it was necessary to incorporate an adjacent five-acre parcel fronting El Cerrito Road in order to accommodate all of the needed facilities and provide adequate access to the park.

The project is located on APNs 277-210-003 and 277-210-008, north of and adjacent to El Cerrito Road, at the west end of Rudell Road and east of the Interstate 15 Freeway, in El Cerrito, unincorporated Riverside County. The project consists of the development of a local community sports oriented recreation park facility consisting of two full size baseball/softball diamonds, two little league baseball/softball diamonds, one T-Ball multi-use field, two full size soccer fields, two basketball courts, two tennis courts, a 5,000-square-foot community center building, facility parking, restrooms, landscaping, fencing, sports lighting, tot lots, concession stand, and all the necessary related improvements.

Section 33445 of the Health and Safety Code provides that a redevelopment agency may assist in the construction of buildings, facilities, structures, or other improvements that are of benefit to the Project Area. Attached is a summary report of the proposed project which will be owned by the County and constructed with redevelopment funds.

The development of this proposed sports park is consistent with the Redevelopment Agency's Implementation Plan, which calls for the building of parks and providing recreational opportunities for area residents.

Staff has prepared an Initial Study to assess the potential environmental effects of the project. The initial study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance.

Notice of the Initial Study and proposed Mitigated Negative Declaration has been published in the Press Enterprise newspaper in accordance with State CEQA Guidelines. Staff recommends approval as indicated above.

**Attachments:**

Summary Report

Initial Study for Environmental Assessment No. RDA-CEQA-2007-002

**Redevelopment Agency for the County of Riverside**  
**1325 Spruce Street, Ste. 400**  
**Riverside, CA. 92507**  
**Phone: (951) 955-8916 Fax: (519) 955-6686**

**Summary Report: El Cerrito Sports Park Project**  
(As required by Section 33679 of the Health and Safety Code: Community Redevelopment Law)

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**Project Description:** The project consists of the development of a 26-acre community sports oriented recreation park facility consisting of the following: two full size baseball/softball diamonds, two little league baseball/softball diamonds, one T-Ball multi-use field, a 5,000-square-foot community center building, two full size soccer fields, two basketball courts, two tennis courts, facility parking, restrooms, landscaping, fencing, lighting, tot lots, concession stand, and all of the necessary related improvements.

**Project Site:** The project site consists of two separate contiguous parcels of property comprising of a total of approximately 26 acres in the community of El Cerrito. The 21-acre parcel is currently owned by the Redevelopment Agency on APN: 277-210-003.

The second parcel consists of approximately 5.12 acres and is is being acquired by the County Assessor Parcel Number: 277-210-008 and is necessary for ultimate construction and completion of the proposed project.

**Project Cost:** The total project cost is estimated at \$18,600,000. It is proposed that the Redevelopment Agency provide funding for the entire project.

**Findings:** The proposed development of the El Cerrito Sports Park is a benefit to the El Cerrito sub-area of Redevelopment Project Area 1-1986.

- A. The proposed facility will assist in the elimination of physical blighting conditions by provided needed recreational facilities;
- B. The Project will benefit the El Cerrito sub-area of Redevelopment Project Area 1-1986 and will help effectuate the purpose of the Redevelopment Plan for the Project Area;
- C. No other reasonable means of financing the project are available to the community due to limited funds which are insufficient to provide park facilities; and
- D. Recreational facilities are identified as eligible projects in the Implementation Plan for the Project Area.

**Purpose:**

The proposed project meets the following goals of the El Cerrito sub-area of Redevelopment Project Area 1-1986:

- A. The project site which is currently underdeveloped will be improved by providing a sports park with new community facilities that will provide an opportunity for youth and adult recreational activities, community events and social gatherings;
- B. The development of the site will enhance the physical appearance and the effective use of the vacant property in the Project Area by constructing a new beautifully landscaped park;
- C. The development of the site will promote the improvement and centralization of recreational activities and programs through a centrally located park that will be readily accessible to the community.