

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

357C



FROM: Economic Development Agency

SUBMITTAL DATE:
May 8, 2008

SUBJECT: Findings for the proposed Cabazon Civic Center

RECOMMENDED MOTION: That the Board of Supervisors make the following findings:

- a. The proposed Cabazon Civic Center Project ("Project") is of primary benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area 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 facilities;
- c. The Project will assist in the elimination of blighting conditions within the Project Area by providing needed community facilities and recreational facilities; and
- d. The Project is consistent with the Implementation Plan for the Project Area, which identifies community facilities and recreational facilities as needed projects.

(Background on Page 2)

Robin Zimpfer

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Robin Zimpfer
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

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: *Serena Chow*
Serena Chow

County Executive Office Signature

Policy Policy

Consent Consent

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

Reviewed by
CIP TEAM
[Signature]
Christopher Hans

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 5/5/08
MICHELLE CLACK DATE

Departmental Concurrence

BACKGROUND:

Currently there is a lack of adequate community facilities such as libraries and child care centers in the Cabazon Area.

The preferred site for the proposed Project is located on a twelve acre site on Broadway Street, between Carmen Avenue and Irene Street in the unincorporated community of Cabazon. The plans will include a new community library, child care center, water district administration facility, and expansion of the existing park. New park amenities will be designed including a multi-purpose turf area, picnic shelters, basketball court, skate park, playground area, and a restroom/concession building. A new maintenance building will also be designed and restriping/expansion of the parking lot will occur. Street improvements will be designed for Carmen Avenue, Irene Street, and Broadway Street. Construction will likely be phased based on funding availability.

A Request for Qualifications was issued for the Project design and after an extensive review, Harley Ellis Devereaux was chosen based on their experience and qualifications with similar projects. They will provide architectural design and engineering services in the amount of \$1,545,000.

The development of the Project is consistent with the Redevelopment Agency's Implementation Plan, which calls for the building of community facilities and providing recreational opportunities for area residents.

Construction of the project will be contingent upon project funding and full environmental review and clearance. The Redevelopment Agency will return to the Board at a later date for approval of the project funding once design of the facility is completed.

Staff recommends approval of the Project as indicated above.