

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

730



FROM: Economic Development Agency

SUBMITTAL DATE:
December 22, 2008

SUBJECT: Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the attached Resolution No. 2009-029 making written responses and written findings to written and oral objections received in regard to the Redevelopment Plan for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas;
2. Adopt the attached Resolution No. 2009-028 making written responses and written findings to written and oral objections received in regard to the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas;
3. Adopt the attached Resolution No. 2009-006 and Resolution No. 2009-007 finding that the provision of low- and moderate-income housing outside the boundaries of the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and outside the boundaries of the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas, will be of benefit to the project areas;

(continued on Page 2)

Deanna Lorson

RZ:DL:RD

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

S:\RDACOM\RDADM\N\RDADM\Plan Amendments\2007 RDA Plan Amendments\Jan 16 Form 11s\Jan 6 BOS F11 Ordinance (last revision)

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:	08/09

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

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 12/22/08
Departmental Concurrence

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

(39 11-15-07)

4th + 5th

3.10

RECOMMENDED MOTION (continued):

4. Adopt the attached Resolution No. 2009-008 and Resolution No. 2009-009 certifying the Final Environmental Impact Report for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Final Environmental Impact Report for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas;
5. Adopt the attached Resolution No. 2009-010 consenting to payment by the Redevelopment Agency for the County of Riverside for certain public improvements for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas, pursuant to Health and Safety Code Section 33445;
6. Introduce and adopt, on successive weeks, Ordinance No. 886 adopting the Redevelopment Plan for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas; and,
7. Introduce and adopt, on successive weeks, Ordinance No. 887 adopting the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas.

BACKGROUND:

The Redevelopment Agency for the County of Riverside (Agency) studied the communities of 100 Palms, Oasis, Mecca, and North Shore, located within the Desert Communities Redevelopment Project Area, and discovered that economic and physical blighting conditions exist, and therefore the Agency recommends that the existing Desert Communities Redevelopment Project Area be amended to include additional territory with the communities of 100 Palms, Oasis, Mecca, and North Shore.

The Agency also studied the communities of Garnet and West Garnet, located within the Mid-County Redevelopment Project Area, and discovered that a variety of economic and physical blighting conditions exist in these areas. Consequently, the Agency proposes that the communities of Garnet and West Garnet be amended in the Mid-County Redevelopment Project Area.

On December 16, 2008, the Board of Supervisors conducted the Joint Public Hearing with the Agency Board of Directors to consider the proposals to adopt the Redevelopment Plan for the Desert Communities Redevelopment Project Area, Amendment No. 2 -100 Palms, Oasis, Mecca, and North Shore Sub-Areas (the "DCPA Redevelopment Plan") and to adopt the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2 -Garnet and West Garnet Sub-Areas (the "MCPA Redevelopment Plan"). Oral and written comments on the Amendments were received, which could be interpreted as objections. At the close of the public hearing, the Board directed staff to respond to comments and return to the Board on January 6, 2009.

SUMMARY OF BOARD REVIEW AND ACTIONS

The following actions are recommended to be taken in order:

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

BACKGROUND (continued):

Section 33334.2 of the Community Redevelopment Law (CRL) provides that the Agency shall utilize not less than 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 33334.2 provides that the Agency may use these funds inside or outside the boundaries of the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas upon adoption of Resolution No. 2009-006 and 2009-007 respectively.

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

2. 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. 2009-008 and Resolution No. 2009-009 include certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas.

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 and the environmental impacts described therein for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas.

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

The Agency may, with the consent of the Board of Supervisors, through the adoption of Resolution No. 2009-010, 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 Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and/or the improvement is of benefit to the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas;
- No other reasonable means of financing is available; and,
- The payment for improvement will assist in the elimination of blight or provide housing for low- and moderate-income persons and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

BACKGROUND (continued):

4. Board of Supervisors Introduces Ordinance (County)

Finally, the Board of Supervisors may proceed with introducing the Ordinance adopting and designating the Redevelopment Plan as the official Redevelopment Plan for the Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Ordinance adopting and designating the Redevelopment Plan as the official

Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas. Individuals and groups were provided with the opportunity to file written objections to the Redevelopment Plan for Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas before and during the Joint Public Hearing that was conducted on December 16, 2008.

One oral comment to the proposed adoption of the MCPA Redevelopment Plan and one written comment to the proposed adoption of the DCPA Redevelopment Plan were made at the duly noticed Joint Public Hearing. According to state law, the Board must prepare a written response to the oral and written objections. The Amendments cannot be adopted until the Board considers the objections and adopts findings in response to the oral and written objections. Responses to the objections have been prepared and are attached with Resolution No. 2009-028 and 2009-029 adopting the written responses to the oral and written objections.

The Ordinance adopting the Redevelopment Plan for Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Ordinance adopting the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas would become effective 30 days following its adoption.

Agency staff recommend that the Board of Supervisors and the Agency approve the resolutions and introduce the Ordinance adopting the Redevelopment Plan for Desert Communities Redevelopment Project Area, Amendment No. 2-100 Palms, Oasis, Mecca, and North Shore Sub-Areas, and the Ordinance adopting the Redevelopment Plan for the Mid-County Redevelopment Project Area, Amendment No. 2-Garnet and West Garnet Sub-Areas.