

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

823



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 9, 2009

SUBJECT: Proposed Romoland/Homeland Community and Childcare Center and Park Project – Findings and Approval of the Plans and Specifications

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Health and Safety Code section 33445:
 - a. The proposed Romoland/Homeland Community and Childcare Center and Park is of benefit to the I-215 Corridor and Mid-County Redevelopment Project Areas ("Project Areas") as it will add a new recreational and community service facility to serve the Project Areas;
 - b. There are no other reasonable means of providing up-front capital needed for the proposed Project due to limited public funds;
 - c. The proposed project will assist with the elimination of blighting conditions within the Project Areas by providing needed recreational and community services;
 - d. Recreational centers and community services are identified as needed projects in the Implementation Plan for the Project Areas; and

(continued on Page 2)

RZ:DL:TE:AF:TR

Robin Zimpfer

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:	08/09

COMPANION ITEM ON BOARD OF SUPERVISORS 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

Prev. Agn. Ref.: 4.2 of 7/17/07; 4.3 of 1/29/08 **District:** 5 **Agenda Number:**

Reviewed by: [Signature]
 Christopher Hans
 Departmental Concurrence
 FORM APPROVED COUNTY COUNSEL
 BY: *[Signature]* 3/13/09
 DATE
 BY: *[Signature]* Marsilia L. Victor

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

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4.3

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RECOMMENDED MOTION (continued):

2. Approve the Plans and Specifications for the construction of the proposed Romoland/Homeland Community & Childcare Center and Park Project and Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Project.

BACKGROUND:

On July 17, 2007, the Board of Directors approved the consulting agreement with Dahlin Group for complete design services of the Romoland/Homeland Community and Childcare Center and Park Project (herein referred to as the "Project") located on a 12.05-acre site, in the City of Menifee, County of Riverside. The Project will consist of the following: 15,000-square-foot community center, 10,000-square-foot childcare center, two ball fields with lighting, picnic area, tot lot, 147 parking spaces and enhanced hardscape and landscaping. A tubular steel fence with pilasters will surround the boundaries of the Project on the north, west and south side of the property. A walking trail will be built on the south, west and north side of the Project. On-site lighting and off-site lighting will be installed on the Project site. Briggs Road fronting the Project will be improved to ultimate width on the west side with a meandering sidewalk, curb and gutter. Additionally, an access road directly south of the Project will allow for secondary access to the site and will also have sidewalk, curb and gutter built.

A summary report for the Project was prepared and available for review and noticed in the *Press Enterprise* as required by Health and Safety Code 33679. Estimated construction cost of the Project is \$17,000,000. Staff recommends approval of the above motions.

Attachment:

Summary Report

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

**Summary Report: Romoland/Homeland Community &
Childcare Center and Park Project**
(As required by Section 33679 of the Health and Safety Code: Community
Redevelopment Law)

- Project Description:** The Romoland/Homeland Community and Childcare Center and Park Project (hereinafter referred to as the "Project") will be located on a 12.05 acre site, in the City of Menifee, County of Riverside. The Project will consist of the following: 15,000 square-foot community center, 10,000 square-foot childcare center, two ball fields with lighting, picnic area, tot lot, 147 parking spaces and enhanced hardscape and landscaping. A tubular steel fence with pilasters will surround the boundaries of the Project on the north, west and south side of the property. A walking trail will be built on the south, west and north side of the Project. On-site lighting and off-site lighting will be installed on the Project site. Briggs Road fronting the Project will be improved to ultimate width on the west side with a meandering sidewalk, curb and gutter. Additionally, an access road directly south of the Project will allow for secondary access to the site and will also have sidewalk, curb and gutter built.
- Project Site:** The Project is located in the City of Menifee, CA between the I-215 Corridor and Mid-County Redevelopment Project Areas. North of the project site is Harvest Elementary School. West and South of the Project is undeveloped vacant land. The East side of the project faces Briggs Road.
- Project Cost:** The total project cost is estimated at \$17,000,000 and will be funded by the Redevelopment Agency for the County of Riverside.
- Findings:** The proposed development of the Romoland/Homeland Community & Childcare Center and Park Project are a benefit to the I-215 Corridor and Mid-County Redevelopment Project Areas.
- A. The proposed Romoland/Homeland Community & Childcare Center and Park is of benefit to the I-215 Corridor and Mid-County Redevelopment Project Areas ("Project Areas") as it will add a new recreational and community service facility to serve the Project Areas.

- B. There are no other reasonable means of providing up-front capital needed for the proposed project due to limited public funds.
- C. The proposed project will assist with the elimination of blighting conditions within the Project Areas by providing needed recreational and community services.
- D. Recreational centers and community services are identified as needed projects in the Implementation Plan for the Project Areas.

Purpose:

The proposed project meets the following goals of the I-215 Corridor and Mid-County Redevelopment Project Areas:

- A. The project site which is currently underdeveloped will be improved by providing a recreational and childcare facility 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 recreational and childcare facility; and
- C. The development of the site will promote the improvement and centralization of recreational activities and provide much needed childcare for the community. The location of the recreational and childcare centers will provide easy access for the community as a whole.