

FORM APPROVED COUNTY COUNSEL
 BY: W. V. Victor
 DATE: 3/19/09
 MARSHAL VICTOR

942



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

FROM: Redevelopment Agency

SUBMITTAL DATE:
 March 18, 2009

SUBJECT: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Proposed Eller Park Project and Approval of Project Plans and Specifications

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a. The proposed Eller Park Project is of benefit to the I-215 Corridor Redevelopment Project Area ("Project Area") as it will add new recreational facilities within the Project Area;
 - b. There are no other reasonable means of financing the improvements available to the community, due to limited public funds that are insufficient to address new capital improvements;
 - c. The proposed improvements will assist in the elimination of physical blighting conditions within the Project Area by putting a new park in a location that used to contain several dilapidated buildings;
 - d. The proposed facility is consistent Implementation Plan for the Project Area, which calls for the building of parks and providing recreational opportunities for area residents; and

(continued on Page 2)

Robin Zimpfer
 Robin Zimpfer
 Executive Director

RZ:DL:TE:AF:DL

S:\RDACOM\DIS9\Romoland\Eller Park\6.0 Planning\Environmental\City of Menifee\RDA-001a-F11 - Adopt.MND&Project.doc

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:	08/09

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: I-215 Corridor Redevelopment Project Area Capital Improvement Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
Jennifer L. Sargent
 Jennifer L. Sargent

County Executive Office Signature

Dept'l Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 12/12/06, Item 3.12 & 4.4; 6/3/08, Item 4.4
District: 5
Agenda Number:

4.2

Form 11 - Findings, Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program
for the Proposed Eller Park Project and Approval of Project Plans and Specifications

March 13, 2009

Page 2

RECOMMENDED MOTION (continued):

2. Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Assessment No. RDA/CEQA 2007-14 based on the findings incorporated in the Initial Study and the conclusion that the Project will not have a significant impact on the environment;
3. Approve the proposed Eller Park Project;
4. Approve the plans and specifications for the Eller Park Project; and
5. Authorize the Clerk of the Board to advertise for bids for the construction of the Eller Park Project.

BACKGROUND: In 2005, the Redevelopment Agency acquired 5.24-acres located on the northeast corner of Antelope Road and Highway 74 in the community of Romoland, City of Menifee, for the development of a new community park. On December 12, 2006, the Board of Directors approved a landscape architectural services agreement with RHA Landscape Architects Planners, Inc., based on their experience and qualifications with similar projects.

A portion of the site was previously developed and included several blighted structures including two homes, a garage, and an abandoned mobile home, all of which have been removed. Plans for the 5.24-acre park include a parking lot with 35 parking spaces (including 3 ADA-accessible spaces), tot-lot play area, two picnic areas with 17 picnic tables, a lighted baseball/softball diamond, a basketball court, walking trail, open turf area, landscaping, and a restroom/concession building. The chain link fence along the northern property line will be replaced with a wrought iron fence, and the dilapidated fence along the eastern property line will be replaced with a block wall. Curb, gutter, sidewalk, street improvements and the primary vehicular access point will be provided on Antelope Road.

The development of the Project 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:

1. Initial Study and Mitigated Negative Declaration for Environmental Assessment No. RDA/CEQA 2007-14

Ad Copy:

**NOTICE OF INTENT TO
ADOPT A MITIGATED
NEGATIVE
DECLARATION**

for
**RDA/CEQA 2007-14
CITY OF MENIFEE
(FIFTH SUPERVISO-
RIAL DISTRICT)**

**NOTICE IS HEREBY
GIVEN** that the Board of
Directors of the Redevel-
opment Agency for the
County of Riverside will
hold a meeting on March
31, 2009 at 9:00 a.m., or as
soon thereafter as the mat-
ter may be heard, in the
meeting room of the Board
of Supervisors, Riverside
County Administrative Cen-
ter, 1st Floor, 4080 Lemon
Street, Riverside, Califor-
nia, to consider approval of
the proposed Eler Park
project (hereinafter re-
ferred to as the "Proposed
Project"). The Proposed
Project will be located on a
site south of the existing
Romoland Elementary
School on the northeast
corner of Highway 74 and
Antelope Road in the City
of Menifee. A portion of the
site was previously devel-
oped and included several
blighted structures includ-
ing two homes, a garage,
and an abandoned mobile
home, all of which have
been removed. Plans for
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softball diamond, a
basketball court, walking
trail, open turf area, land-
scaping, and a restroom/
concession building. The
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iron fence, and the dilapi-
dated fence along the east-
ern property line will be re-
placed with a block wall.
Curb, gutter, sidewalk,
street improvements and
the primary vehicular ac-
cess point will be provided
on Antelope Road.

In accordance with the
California Environmental
Quality Act (CEQA), the
Redevelopment Agency
for the County of Riverside
has found that the Pro-
posed Project will not have
a significant effect on the
environment and a Mitig-
ated Negative Declara-
tion documenting that find-
ing has been completed.
The Mitigated Negative
Negative Declaration and
Initial Study may be exam-
ined at the Office of the
Clerk of the Board of Su-
pervisors, 4080 Lemon
Street, 1st Floor, Riverside,
California, 92501, between
the hours of 8:00 a.m. and
5:00 p.m., Monday through
Friday. Any person af-
fected by the Mitigated
Negative declaration and
the above Proposed Pro-
ject may submit written
comments to Dominick
Lombardi of the Redevel-
opment Agency for the
County of Riverside, at the
address listed below by
March 20, 2009 at 5:00
p.m., or after that date to

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

Printed by: Tinajero, Maria
at: 9:35 am
on: Monday, Mar 09, 2009

Ad #: 9738401

3450 Fourteenth St.
Riverside, CA 92501-3878

1-800-880-0345

951-684-1200

951-368-9018 Fax

the Office of the Clerk of the Board of Supervisors before the Board of Directors meeting. You may appear and be heard in support or opposition to the proposed project at the time of the Board meeting. All written comments received prior to the Board meeting will be submitted to the Board of Directors of the Redevelopment Agency for the County of Riverside who will consider such comments.
Dominick Lombardi
Redevelopment Agency for the County of Riverside
1325 Spruce Street, Suite 400
Riverside, CA 92507
(951) 955-8716
(951) 955-6686 fax 3/10