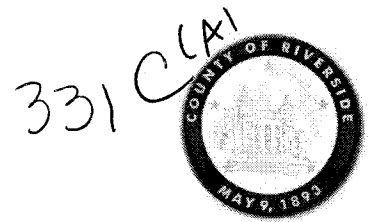


**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
March 11, 2010

SUBJECT: Joint Public Hearing – Adoption of I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt Resolution No. RDA 2010-013 approving and transmitting the Report on the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area, from the Redevelopment Agency to the Board of Supervisors;
2. Conduct the Joint Public Hearing with the Riverside County Board of Supervisors to consider the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area;
3. After receiving public testimony from all interested parties, close the public hearing for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 - Highway 74 Communities Sub-Area. If written objections are received, continue this item and direct staff to prepare written responses to the objections for consideration at the Board of Supervisors meeting on April 20, 2010;

Robert Field
Robert Field, Executive Director

By Dan Martinez, Deputy Executive Director

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:	N/A

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS:	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

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 3/11/10
Departmental Concurrence

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

RECOMMENDED MOTION: (Continued)

4. Adopt the attached Resolution No. RDA 2010-014 finding that the provision of low-and moderate- income housing outside the boundaries of the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area will be of benefit to the project areas;
5. Adopt the attached Resolution No. RDA 2010-015 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area; and,
6. Approve the attached Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

BACKGROUND: According to California Community Redevelopment Law (the “CRL”), the Board of Supervisors and the Redevelopment Agency Board of Directors shall consider at a Joint Public Hearing the proposal to adopt the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area (the “Redevelopment Plan”).
(continued on next page)

The following actions are recommended to be taken in order:

1. Agency Forwards Report to Board to Board of Supervisors

The *Report to Board* includes the Draft Redevelopment Plan, restatement of existing Relocation Guidelines, and the Final Environmental Impact Report. The *Report to Board* is to be approved by the Board of Directors, then transmitted to the Board of Supervisors following the adoption of the attached resolutions. This action should be taken prior to the public hearing, and may be taken as part of the consent calendar. Resolution No. RDA 2010-013 does *not* approve the Redevelopment Plan, nor does it certify the Final Environmental Impact Report. The purpose of the resolution is to formally transmit the *Report to Board* from the Agency to the Board of Supervisors for discussion purposes.

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

Section 33334.2 of the CRL provided 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 I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area upon adoption of Resolution No. RDA 2010-014.

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.

Redevelopment Agency

Joint Public Hearing – Adoption of I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs

March 11, 2010

Page 3

3. 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. RDA 2010-015 includes certain findings with respect to the Final Environmental Impact Report and the environmental impacts described therein for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

Staff recommends that the Board of Directors adopt Resolution No. RDA 2010-013 to approve the *Report to Board* and transmit the aforementioned report to the Board of Supervisors; and approve Resolution No. RDA 2010-014 finding that the provision of low- and moderate-income housing outside the boundaries of the project areas referenced above will be of benefit to the project area. Staff also recommends that the Board approve Resolution No. RDA 2010-015 certifying the Final Environmental Impact Report for the I-215 Corridor Redevelopment Project Area – Amendment No. 2 – Highway 74 Communities Sub-Area.

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3 **RESOLUTION NO. RDA 2010-013**
4 **APPROVING AND TRANSMITTING THE REPORT ON THE**
5 **REDEVELOPMENT PLAN FOR THE I-215 CORRIDOR PROJECT AREA –**
6 **AMENDMENT NO. 2 – HIGHWAY 74 SUB-AREA – SOUTH MEAD VALLEY,**
7 **WAGON WHEEL, GOOD HOPE, MEADOWBROOK AND WARM SPRINGS FROM**
8 **THE REDEVELOPMENT AGENCY TO THE BOARD OF SUPERVISORS**

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the “Agency”) has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook, and Warm Springs (the “Redevelopment Plan”) in compliance with the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.; the “CRL”); and,

14 **WHEREAS**, Section 33352 of the CRL states that every redevelopment plan submitted by a redevelopment agency to the legislative body shall be accompanied by a report on the plan; and,

17 **WHEREAS**, the Agency has prepared the report (the “Report to the Board of Supervisors for the I-215 Corridor Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon Wheel, Good Hope, Meadowbrook and Warm Springs”) as required by law.

21 **NOW, THEREFORE**, be it resolved by the Redevelopment Agency for the County of Riverside as follows:

22
23 1. Pursuant to Section 33352 of the CRL, the Agency has prepared the Report to the Board of Supervisors for the Amendment Area, submitted under separate cover and made a part hereof by this reference.

26 2. The Agency hereby approves its Report to the Board of Supervisors on the Amendment Area.

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 3/11/10

1 3. The Executive Director of the Agency is hereby authorized and directed to transmit
2 the Report to the Board of Supervisors and the Redevelopment Plan to the Board of
3 Supervisors of the County of Riverside.

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3 **RESOLUTION NO. RDA 2010-014**
4 **FINDING THAT THE PROVISION OF LOW- AND MODERATE-INCOME**
5 **HOUSING OUTSIDE THE BOUNDARIES OF THE I-215 CORRIDOR**
6 **REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 2 – HIGHWAY 74**
7 **COMMUNITIES SUB-AREA (AMENDMENT AREA) WILL BE OF BENEFIT TO**
8 **THE PROJECT AREA**

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
10 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
11 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon
12 Wheel, Good Hope, Meadowbrook, and Warm Springs (the "Redevelopment Plan") in
13 compliance with the California Community Redevelopment Law (Health and Safety Code,
14 Sections 33000, et seq.; the "CRL"); and,

15 **WHEREAS**, in accordance with Section 33334.2(a) of the Community
16 Redevelopment Law (the "CRL"), not less than twenty percent (20%) of all tax increment that
17 is allocated to the Agency from the Amendment Area shall be used for the purposes of
18 increasing, improving, and preserving the community's supply of low- and moderate-income
19 housing; and,

20 **WHEREAS**, CRL Section 33334.2(g) provides that the Agency may use such funds
21 outside the Amendment Area upon adoption of resolutions by the Board of Supervisors and
22 the Agency finding that the provision of low- and moderate-income housing outside the
23 Amendment Area is of benefit to the Project Area; and,

24 **WHEREAS**, the Board of Supervisors on December 20, 2005, adopted Resolution
25 No. 2005-374, finding that the use of Agency funds for low- and moderate-income housing
26 outside of a County's redevelopment area is of benefit to the County's redevelopment area;
27 and,
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FORM APPROVED COUNTY COUNSEL
BY:  3/11/10
MICHILLE CLACK
DATE

1 **WHEREAS**, such authority is needed because future locations of housing for low- and
2 moderate-income families cannot be fully determined at this time.

3 **NOW, THEREFORE**, it is hereby resolved by the Redevelopment Agency for the
4 County of Riverside as follows::

5 1. Pursuant to CRL Section 33334.2(g), the Agency hereby finds that the provision of
6 low- and moderate-income housing outside the boundaries of the Highway 74 Communities
7 Sub-Area will be of benefit to the Sub-Area because the exact extent of future low- and
8 moderate-income housing needs are not known, and may require more land than is available
9 in the Highway 74 Communities Sub-Area.

10 2. The findings and determinations set forth herein shall be deemed final and
11 conclusive.
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3 **RESOLUTION NO. RDA 2010-015**
4 **CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE**
5 **I-215 CORRIDOR REDEVELOPMENT PROJECT AREA, AMENDMENT NO. 2**
6 **- HIGHWAY 74 COMMUNITIES SUB-AREA**

7 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the "Agency")
8 has prepared a Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
9 Amendment No. 2 – Highway 74 Communities Sub-Area – South Mead Valley, Wagon
10 Wheel, Good Hope, Meadowbrook, and Warm Springs (the "Redevelopment Plan") in
11 compliance with the California Community Redevelopment Law (Health and Safety Code,
12 Sections 33000, et seq.; the "CRL"); and,

13 **WHEREAS**, the Riverside County Planning Commission (the "Planning
14 Commission") has approved and forwarded to the Agency its report that the proposed
15 Redevelopment Plan is in conformity with the Riverside County General Plan and has
16 recommended approval of said Redevelopment Plan; and,

17 **WHEREAS**, the Draft Environmental Impact Report prepared on the Redevelopment
18 Plan and all actions required by applicable law related to the preparation, circulation, and
19 review of the Draft Environmental Impact Report have been taken; and,

20 **WHEREAS**, the Board of Directors has reviewed and considered the Final
21 Environmental Impact Report and the Mitigation Monitoring Program, attached hereto as
22 Exhibit "A" and incorporated herein by reference, with respect to the adoption of the
23 Redevelopment Plan; and,

24 **WHEREAS**, pursuant to public notice duly given, the Board of Supervisors and the
25 Agency held a full and fair joint public hearing on the proposed Redevelopment Plan and
26 Final Environmental Impact Report on March 23, 2010; and,
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FORM APPROVED COUNTY COUNSEL
BY:  DATE: 3/11/10
MICHELLE CLACK

1 **WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

2 **NOW, THEREFORE**, it is hereby resolved by the Redevelopment Agency for the
3 County of Riverside as follows:

4 1. The Redevelopment Agency hereby certifies that the Final Environmental Impact
5 Report for the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area,
6 Amendment No. 2 – Highway 74 Communities Sub-Area, as determined herein, has been
7 completed in compliance with the California Environmental Quality Act, as amended, and the
8 Guidelines promulgated thereunder, that the Agency has reviewed and considered the
9 information contained in said Environmental Impact Report, and that said Environmental
10 Impact Report reflects the independent judgment of the Agency.

11 2. The Agency hereby specifically finds and determines, based upon the finding set
12 forth herein, that mitigation measures have been required that mitigate or avoid significant
13 adverse environmental effects identified in said Environmental Impact Report for the
14 Redevelopment Plan.

15 3. The Agency hereby further finds with respect to the adverse environmental
16 impacts detailed in the Final Environmental Impact Report:

17 a) That the adverse environmental impacts associated with the adoption of
18 the Redevelopment Plan have been considered and recognized by the Agency.

19 b) Changes or alterations have been required in, or incorporated into, the
20 Project which avoid or substantially lessen potentially significant environmental effects.

21 4. The Agency hereby further finds that the project alternative identified in the EIR
22 either would not achieve the objectives of the Redevelopment Plan or would do so only with
23 unacceptable adverse impacts. Accordingly, and for the reasons set forth herein and in the
24 EIR, none of the alternatives are feasible, nor are the alternative environmentally superior.
25 The *No-Project Alternative* is not environmentally superior to the proposed Project because it
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1 would result in the indefinite continuation of the adverse effects of blighting conditions, while
2 adversely affecting the overall financial health of the Agency and County. The *Reduced*
3 *Amendment Area Boundaries* alternative would not be environmentally superior to the
4 proposed Project because it would result in the indefinite continuation of blighting conditions
5 on land removed from the Project area. The *Extend Amendment Area Boundaries* alternative
6 would not be environmentally superior to the proposed Project because it would result in
7 unforeseen impacts and would intensify other impacts. The *Alternative Financing* alternative
8 would not be environmentally superior to the proposed Project because the scope of public
9 improvement and other projects that could be undertaken will be limited due to restricted
10 financial resources. This in turn will reduce the ability to reverse blighting conditions. The
11 *Alternative Sites* alternative is not considered feasible to the proposed Project because it
12 would not meet the basic objectives of the proposed Project and would allow conditions of
13 blight to remain.

15 5. The Agency finds that facts supporting the above-specified findings are contained
16 in the Final Environmental Impact Report, the Redevelopment Plan, and the information
17 provided to this Agency during the public hearing conducted on March 23, 2010 with respect
18 to the Redevelopment Plan and the Final Environmental Impact Report. Mitigation measures
19 will be made conditions of development projects in the Project area as applicable and are
20 intended to mitigate and/or avoid the significant environmental effects identified in the Final
21 Environmental Impact Report.

23 6. The Agency hereby adopts the Mitigation Monitoring Plan included in the Final
24 Environmental Impact Report as the Mitigation Monitoring and Reporting Program for the
25 Redevelopment Plan.

26 7. The Clerk of the Board, in cooperation with the Executive Director of the Agency,
27 is hereby authorized and directed to file with the County Clerk of the County of Riverside a
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1 Notice of Determination, pursuant to Title 14 California Code of Regulations Section 15094,
2 along with fees pursuant to Title 14 California Code of Regulations Section 753.5.

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