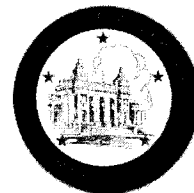


**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

578



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
April 8, 2010

**SUBJECT:** 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 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;
2. 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
3. Approve the attached Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area.

**BACKGROUND:** (Commences on Page 2)

*Robert Field*

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	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:** 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**

FORM APPROVED COUNTY COUNSEL  
DATE 4/8/10  
BY: MICHELLE CLACK  
Departmental Concurrence

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

**Prev. Agn. Ref.:** 4.2 of 3/23/10; 4.8 of 10/21/08; 4.2 of 9/1/09

**District:** 5

**Agenda Number:**

4.5

**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").

On March 23, 2010, the Riverside County Board of Supervisors and the Redevelopment Agency for the County of Riverside conducted a joint public hearing on the proposed adoption of the Redevelopment Plan for the I-215 Corridor Redevelopment Project Area, Amendment No. 2 – Highway 74 Communities Sub-Area, and on the Final Environmental Impact Report prepared in connection therewith (the "Amendment"). Three written objections were received at the Joint Public Hearing. The hearing was then closed, and staff was directed to provide written responses and return to the Riverside County Board of Supervisors with written findings on April 20, 2010. These findings have been presented and acted upon by the Board of Supervisors.

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)**

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.

**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. 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.

Redevelopment Agency

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

April 8, 2010

Page 3

**BACKGROUND:** (Continued)

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. 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.

2

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,

28

FORM APPROVED COUNTY COUNSEL  
 DATE 7/9/10  
 MICHELLE CLACK

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,  
27  
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FORM APPROVED COUNTY COUNSEL  
BY MICHELLE CLACK  
DATE 4/16/10

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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