

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

471



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
June 30, 2010

**SUBJECT:** Public Hearing - Resolution No. 2010-214 Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside (Lessor) and the Riverside County Regional Park and Open-Space District (Lessee), 2nd District.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Conduct a joint public hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and
2. Adopt Resolution No. 2010-214, Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside (Lessor) and the Riverside County Regional Park and Open-Space District (Lessee).

**BACKGROUND:** The Agency is constructing the Jurupa Valley Aquatic Center ("Center") consisting of approximately 8.96 acres located at 4310 Camino Real, Riverside, in Riverside County, known as Assessor's Parcel Numbers 181-030-026 and 181-030-043 as depicted on Exhibit "A", attached to the lease agreement.

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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:	2010/11

**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: *Jennifer L. Sargent*  
County Executive Office Signature Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK DATE: 6/30/10  
Departmental Concurrence

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 2 Agenda Number: **9.10**

Economic Development Agency

Public Hearing - Resolution No. 2010-214 Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside (Lessor) and the Riverside County Regional Park and Open-Space District (Lessee), 2nd District

June 30, 2010

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**BACKGROUND:** (Continued)

The Center will consist of an approximately 11,000 square foot administrative / operations 220 parking spaces, 25 yard by 35 yard competition pool, lazy river, wave rider, children's water playground area and three water slides with a recreational pool. The Center will also have grass areas for seating, stadium seating and lighting, concession stand and multiple picnic areas with permanent shade structures and all necessary related improvements. Pursuant to the Lease Agreement, the District will operate the facility and operate the seasonal events, which will be temporary in nature and if applicable, a temporary use permit will be required. The District will enter into an annual Memorandum of Understanding with the Jurupa Valley Unified School District to set forth the terms for sharing the cost of using the Center.

The Agency wishes to lease the Center to the District for the purpose of providing recreational aquatic services to the community. The term of the lease shall be for a ten year period commencing August 1, 2010, and terminating July 30, 2020. The term of the lease may be extended by mutual agreement of the Agency and the District and shall be incorporated by a written amendment executed by both parties. The District shall pay \$1 per year to the Agency during the term of the lease which shall constitute rent under this lease. Rent shall be paid by July 1 annually for the term on the lease.

Staff recommends approval of the attached Lease Agreement between the Agency and the District.

2 RESOLUTION NO. 2010-214  
3 APPROVAL OF THE LEASE OF PROPERTY FROM THE  
4 REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE TO THE  
5 THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT

6 (Second District)

7 WHEREAS, the Redevelopment Agency for the County of Riverside ("Agency")  
8 is a Redevelopment Agency duly created, established and authorized to transact  
9 business and exercise its powers, all under and pursuant to the provisions of the  
10 Community Redevelopment Law which is Part 1 of Division 24 of the California Health  
11 and Safety Code (commencing with Section 33000 et seq.); and

12 WHEREAS, Riverside County Board of Supervisors ("County") adopted  
13 Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley,  
14 Mid-County, Desert Communities, and I-215 Corridor, as amended ("Project Areas");  
15 and

16 WHEREAS, Health and Safety Code Section 33433 requires a lease to be  
17 approved by the legislative body by resolution after a public hearing if the property to be  
18 leased was acquired with tax increment moneys; and

19 WHEREAS, the Agency owns real property located at 4310 Camino Real,  
20 Riverside, California, in the unincorporated area of the County of Riverside in the  
21 community of Rubidoux within the Jurupa Valley Project Area ("Property") and wishes to  
22 lease the Property to Riverside County Regional Park and Open-Space District; and

23 WHEREAS, the consideration is not less than the fair reuse value at the use and  
24 with the covenants, conditions, and development costs authorized by the lease; and

25 WHEREAS, the leasing of the Property will assist in the elimination of blight, is  
26 consistent with the implementation plan adopted pursuant to Health and Safety Code  
27 Section 33490 by providing activities to the residents of the Jurupa Valley Project Area  
28 and surrounding communities within the County.

**NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**

FORM APPROVED COUNTY COURSE  
BY: MICHELLE CLACK 6/30/10

1 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,  
2 in regular session assembled July 13, 2010, as follows:

3 1. That the Board of Supervisors hereby finds and declares that the above  
4 recitals are true and correct.

5 2. That the County of Riverside approves the lease of Property from the  
6 Redevelopment Agency for the County of Riverside to the Riverside County Regional  
7 Park and Open-Space District.

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