

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

614C



FROM: Redevelopment Agency

SUBMITTAL DATE:
October 28, 2010

SUBJECT: Temescal Valley Sports Park – Findings and Public Hearing

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a) The Temescal Valley Sports Park Project is of benefit to the El Cerrito/Temescal Canyon Sub-Area of the 1-1986 Redevelopment Project Area;
 - b) No other reasonable means of financing the project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project;
 - c) The proposed project will assist with the elimination of physical and economic blighting conditions in the vicinity of the El Cerrito/Temescal Canyon Sub-Area by providing a new sports park facility;

(Continued)

Robert Field

Robert Field
Executive Director

**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:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: 1-1986 Redevelopment Project Area Capital
Improvement Funds – El Cerrito/Temescal Canyon Sub-Area

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

Dep't Recomm.: ☐ Consent ☐ Policy ☒ Policy

Per Exec. Ofc.: ☐ Consent ☐ Policy ☒ Policy

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

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RECOMMENDED MOTION: (Continued)

- d) The payment of funds for the cost of the project is consistent with the Implementation Plan for the Project Area and is necessary to effectuate the purpose of the Project Area's Redevelopment Plan, which calls for construction of park and recreational facilities; and
2. Adopt Resolution No. 2010-060 – Approval of the Redevelopment Agency to provide funds for the construction of the Temescal Valley Sports Park.

BACKGROUND: The Redevelopment Agency for the County of Riverside is proposing to use redevelopment funds in the construction of the Temescal Valley Sports Park. The 25-acre sports park facility will include playground areas, picnic areas, two lighted baseball/softball diamonds, two basketball courts, one tennis court, seven soccer fields, a regional trail, and dog park. The park will include a parking lot, restroom building, concession stand building, perimeter fencing, landscaping, and other related improvements. The proposed sports park project is located in unincorporated Riverside County and within Specific Plan #256 (Sycamore Creek) at 25655 Santiago Canyon Road. The current site is undeveloped and consists of natural vegetation.

Health and Safety Code Section 33445 provides that the Redevelopment Agency may pay for the construction of publicly owned facilities, either within or outside the project area, if a finding is made that such improvements would be of benefit to the project area and that no other reasonable means of financing such construction is available to the community. The location of the sports park is one and half miles from the southern boundary of the El Cerrito/Temescal Canyon Sub-Area.

The development of the sports park facility will assist in eliminating physical and economic blighting conditions within the El Cerrito/Temescal Canyon Sub-Area. The Redevelopment Plan adopted on December 14, 1999 outlines the construction and development of park and recreational facilities. The construction of these facilities is essential in fulfilling the redevelopment goals of the El Cerrito/Temescal Canyon Sub-Area, and the Implementation Plan is consistent with this goal. The park facility will bring additional public infrastructure improvements. The project entails the construction of sidewalk and landscape improvements. Additionally, the sports park will assist in the installation of reclaimed water infrastructure improvements that will serve the park. The new water distribution and storage facilities will serve the sports park and the surrounding residential community. The sports park will include a community room that will facilitate community outreach and services. Finally, the sports park will accommodate the existing and future recreational needs of the El Cerrito/Temescal Canyon Sub-Area and surrounding community.

Estimated construction cost of the project is \$10,000,000. A budget for the project will be approved after bids are received. Agency staff recommends that the Board make the aforementioned findings to fund the project using redevelopment project area capital improvements funds. CSA 152 zone of benefit will maintain the sports park.

A companion item appears on today's Board of Supervisors Agenda.

Attachments:

Resolution No. 2010-060
Summary Report
Proof of Publication for Public Hearing

1 **BOARD OF DIRECTORS**

REDEVELOPMENT AGENCY

2 **RDA RESOLUTION NO. 2010-060**
3 **APPROVAL TO PROVIDE FUNDING FOR THE CONSTRUCTION OF**
4 **PUBLIC IMPROVEMENTS IN THE COMMUNITY OF EL CERRITO/TEMESCAL CANYON**

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

10 **WHEREAS**, AGENCY has adopted by Ordinance No. 800, on December 14, 1999, a
11 redevelopment plan for the El Cerrito/Temescal Canyon Sub-Area of the 1-1986 (hereinafter
12 the "PROJECT AREA"); and

13 **WHEREAS**, the 1-1986 Redevelopment Plan (hereinafter "1-1986 PLAN") was
14 adopted in order to eliminate blight and revitalize the substandard physical and economic
15 conditions that exist within the PROJECT AREA; and

16 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the Agency
17 began receiving tax increment from the Project Areas in January 1986, and continues to
18 receive annual tax increment revenue; and

19 **WHEREAS**, pursuant to Section 33445.1(a) of the Health and Safety Code, the
20 Agency may, with the consent of the legislative body, pay all or a part of the value of the land
21 for and the cost of the installation and construction of any building, facility, structure, or other
22 improvement that is publicly owned and is located outside and not contiguous to the project
23 area, but within the community upon certain findings; and

24 ///

25 ///

1 **WHEREAS**, the Property is located one and half miles outside the El Cerrito/Temescal
2 Canyon Sub-Area of the 1-1986 Redevelopment Project Area (hereinafter the "PROJECT
3 AREA"); and

4 **WHEREAS**, prior to approving the final plans and specifications for the Project the
5 Agency understands and agrees to fully comply with the California Environmental Quality Act.

6 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
7 Directors of the Redevelopment Agency for the County of Riverside, State of California, in
8 regular session on _____, as follows:

- 9 1. That the Board of Directors hereby finds and declares that the above recitals are
10 true, correct and incorporated herein by reference.
- 11 2. That the construction of the Project is of primary benefit to the Redevelopment
12 Project Area because the facility will improve the level of recreational services
13 within the project area.
- 14 3. That the construction of the Project benefits the Redevelopment Project Area by
15 helping to eliminate blight within the Redevelopment Project Area by providing a
16 new recreational facility.
- 17 4. That no other reasonable means of financing the construction of the Project are
18 available to the community, including, but not limited to, general obligation bonds,
19 revenue bonds, special assessment bonds, or bonds issued pursuant to the Mello-
20 Roos Community Facilities Act of 1982 because the current economic crisis has
21 substantially reduced the community's revenues and priority of commitments of
22 other public funding sources.
- 23 5. That the payment of funds for the construction of the Project is consistent with the
24 implementation plan adopted pursuant to Section 33490 because it will eliminate
25 physical and economic blight and construct a new sports park facility that will

benefit the project area.

6. That the construction of the Project is provided for in the redevelopment plan which calls for buildings, facilities, structures, or other improvements that benefit the project area and no other reasonable means of financing is available to the community.
7. That the Executive Director of the Redevelopment Agency or designee is hereby authorized to execute subsequent and relevant documents necessary to complete this transaction.

FORM APPROVED COUNTY COUNSEL
BY: *Anita C. Willis* 10-26-11
ANITA C. WILLIS DATE

**NOTICE OF A PUBLIC HEARING
FOR THE
TEMESCAL VALLEY SPORTS PARK PROJECT**

Notice is hereby given pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code that the Board of Supervisors of the County of Riverside will hold a public hearing on November 2, 2010, 9:30 a.m. at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA, to consider the following:

The 25-acre Temescal Valley Sports park facility will include playground areas, picnic areas, two lighted baseball/softball diamonds, two basketball courts, one tennis court, seven soccer fields, a regional trail, and dog park. The park will include a parking lot, restroom building, concession stand building, perimeter fencing, landscaping, and other related improvements. The proposed sports park project is located in unincorporated Riverside County and within Specific Plan #256 (Sycamore Creek) at 25655 Santiago Canyon Road. The current site is undeveloped and consists of natural vegetation.

At anytime, not later than the hour set forth above for the hearing, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the above address. At the hour set forth above for the hearing, the Board of Supervisors shall proceed to hear and act upon all written and oral testimony relating to the proposed action. Interested persons may obtain a summary report of the proposed action and supporting documentation and other information pertaining to the proposed Temescal Valley Sports Park Project at the offices of the Redevelopment Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, California, or by calling Erlan Gonzalez, Project Manager, at 951-955-2968.

Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 500
Riverside, CA 92501
Phone: (951) 955-0911 Fax: (951) 955-4890

Summary Report: Temescal Valley Sports Park Project
(As required by Section 33679 of the Health and Safety Code: Community Redevelopment Law)

Project Description: The Temescal Valley Sports Park Project is a 25-acre recreational facility that will include picnic shelters, a concession building, a restroom building, two basketball courts, two baseball fields, one tennis court, seven soccer fields, a skate area, two playgrounds, water play area, bicycle rack, perimeter concrete fencing, parking lot, and associated off-site street improvements.

Project Site: The Project site is located in unincorporated Riverside County. The site is bordered by Santiago Canyon Road on the east and is located approximately 1,100 feet south of the intersection of Santiago Canyon Road and Mayhew Canyon Road. The project site is surrounded by residential housing to the north and east. Mineral resource operations are located to the west and southwest. The Project would be located in the southwest quarter of Section 12, Township 5 south, Range 6 west, San Bernardino Baseline and Meridian and is identified on the Alberhill (1997) 7.5' USGS Quad Map.

Project Cost: The total Project cost is estimated at \$10,000,000 and will be funded by the Redevelopment Agency for the County of Riverside.

Findings: The following findings have been made pursuant to Section 33445 of the Health and Safety Code:

- A. The Temescal Valley Sports Park is of benefit to the El Cerrito/Temescal Canyon Sub-Area of the 1-1986 Redevelopment Project Area.
- B. No other reasonable means of financing the project are available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project.
- C. The proposed project will assist with the elimination of physical and economic blighting conditions in the vicinity of the El Cerrito/Temescal Canyon Sub-Area by providing a new sports park facility.
- D. The payment of funds for the cost of the project is consistent with the Implementation Plan for the project area and is necessary to effectuate the purpose of the project area's Redevelopment Plan, which calls for construction of park and recreational facilities.

Purpose: The proposed project meets the following goals of the El Cerrito/Temescal Canyon Sub-Area of the 1-1986 Redevelopment Project Area:

- A. The Site, which is currently undeveloped, will be improved by providing a sports park with new facilities 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 by constructing a new beautifully landscaped sports park facility.
- C. The development of the site will promote the improvement and centralization of recreational resource opportunities, community meeting and events. The location of the sports park will provide easy access for the community as a whole.