

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

614



FROM: Economic Development Agency

SUBMITTAL DATE:  
October 28, 2010

SUBJECT: Temescal Valley Sports Park Project- Findings and Public Hearing

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing in accordance with Health and Safety Code Section 33679;
2. 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 El Cerrito/ Temescal Canyon Sub-Area by providing a new sports park facility;

(Continued)

*Robert Field*

Robert Field  
Assistant County Executive Officer/EDA

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 DIRECTORS 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*

County Executive Office Signature

Jennifer L. Sargent

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

FORM APPROVED COUNTY COUNSEL  
BY: *Antia C. Willis*  
DATE: *10-28-10*

Reviewed by  
C. TEMESCAL  
*Christopher Hans*

9.6

Prev. Agn. Ref.: N/A

District: 1

Agenda Number:

**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
3. Adopt Resolution No. 2010-297 – Approval of the Redevelopment Agency to provide funds for the construction of the Temescal Valley Sports Park Project.

**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 Directors Agenda.

**Attachments:**

Resolution No. 2010-297

Summary Report

Proof of Publication of Public Hearing

**RESOLUTION NO. 2010-297  
CONSENT TO REDEVELOPMENT AGENCY PROVIDING FUNDS FOR THE  
CONSTRUCTION OF TEMESCAL VALLEY SPORTS PARK PROJECT**

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

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

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

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

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

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

1       **WHEREAS**, the Board of Supervisors has duly considered all conditions of the  
2 proposed payment for the Project and believes that the payment by the Agency of all or part of  
3 the cost of the Project's construction are in the best interest of the County and the health,  
4 safety and welfare of its residents.

5       **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
6 Supervisors for the County of Riverside, State of California, in regular session on  
7 \_\_\_\_\_, as follows:

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

25       ///

- 1           6. That the construction of the Project is provided for in the redevelopment plan which  
2           calls for buildings, facilities, structures, or other improvements that benefit the  
3           project area and no other reasonable means of financing is available to the  
4           community.  
5           7. That it consents to the Redevelopment Agency for the County of Riverside  
6           providing funds for the construction of the Project.  
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FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 10-26-76  
ANITA C. WILLIS DATE