

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

978



FROM: Economic Development Agency

SUBMITTAL DATE:
DECEMBER 2, 2010

SUBJECT: Public Hearing, Findings, and Consent to Payments for the Proposed Cabazon Civic Center Project in Cabazon

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing pursuant to Health and Safety Code Section 33679;
2. Make the following findings pursuant to Section 33445 of the Health and Safety Code:
 - a) The Cabazon Civic Center Project is of primary benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area by helping to eliminate physical blighting conditions within the project area by providing needed public service and recreational facilities;

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	To be determined	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: ANITA C. WILLIS
DATE: 11-30-10
Departmental Concurrence

Policy
 Consent
 Policy
 Consent
 Dept Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 3.18 and 4.2 of 5/20/08

District: 5

Agenda Number:

9.10

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

- b) No other reasonable means of financing the cost of the project are available because current economic conditions are such that general County of Riverside revenues are insufficient to provide such facilities;
 - c) The payments 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 the elimination of blighting conditions within the project area by providing such improvements to the community and encouraging economic growth; and
3. Consent to the Redevelopment Agency for the County of Riverside to pay for the construction of the Cabazon Civic Center Project.

BACKGROUND: On May 20, 2008, the Board of Directors for the Redevelopment Agency for the County of Riverside approved an agreement between the agency and Harley Ellis Devereaux to design the Cabazon Civic Center. The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venable Community Center in the community of Cabazon in Riverside County. The community center will remain as the hub of the civic center.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking. The old Cabazon Fire Station #24 (building number CB3102 on the County Building Asset List) will also be demolished as part of the plans and specifications for this project.

Street improvements will be completed along Carmen Avenue, Irene Street, and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This project will comply with County Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

The development of the project is consistent with the Redevelopment Agency's Implementation Plan, which calls for the building of community facilities and providing recreational opportunities for area residents.

A summary report for the project was available for review and published in the Press Enterprise as required by Health and Safety Code 33679. A budget for the project will be approved after bids are received. The project is estimated to cost \$13 million.

Attachments:

- Summary Report: Cabazon Civic Center Project

Redevelopment Agency for the County of Riverside
3403 Tenth Street, Ste. 500
Riverside, CA. 92501
Phone: (951) 955-8916 Fax: (951) 955-6686

Summary Report: Proposed Cabazon Civic Center Project
(As required by Section 33679 of the Health and Safety Code: Community Redevelopment Law)

Project Description:

The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venable Community Center in the community of Cabazon in Riverside County. Existing facilities to be demolished include: a Fire Station, basketball court, picnic shade structures, and a restroom building. Two storage sheds and two portable offices (used for counseling and by Family Services Association) will be removed from the site.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking.

Street improvements will be completed along Carmen Avenue, Irene Street and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

Project Site:

The Proposed Project site (hereinafter referred to as "Site") is located in the Community of Cabazon in the Cabazon Sub-Area of the Mid-County Redevelopment Project Area. The Site is bounded by Carmen Avenue to the north, Broadway Street to the west, and Irene Street to the south. The Site's parcels are currently owned by the County of Riverside and the Redevelopment Agency for the County of Riverside but all of the land will be transferred to the County of Riverside. The site is surrounded by vacant land to the north, residential housing to the west and south, and Cabazon Elementary School to the east. Interstate 10 is the major transportation artery through the area.

Project Cost:

The total project cost is estimated at \$13,000,000. It is proposed that the Redevelopment Agency provides funding for the entire

project.

Findings:

The proposed development of the Cabazon Civic Center is a benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area.

- a) The Cabazon Civic Center Project (Project) is of primary benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area (Project Area) by helping to eliminate physical blighting conditions within the project area by providing needed public service and recreational facilities;
- b) No other reasonable means of financing the cost of the Project are available because current economic conditions are such that general County revenues are insufficient to provide such facilities; and
- c) The payments 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 the elimination of blighting conditions within the Project Area by providing such improvements to the community and encouraging economic growth.

Purpose:

The proposed project meets the following goals of the Cabazon sub-area of the Mid-County Redevelopment Project Area:

- a) The Site which currently houses the James A. Venable Community Center will be improved by providing much needed public services to the community as well as an expanded 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 property in the Project Area by constructing a new beautifully landscaped park and attractive new buildings;
- c) The development of the site will promote the improvement and centralization of recreational activities through a centrally located park that will be accessible to the community.

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

Printed by: Tinajero, Maria
at: 9:12 am
on: Wednesday, Nov 24, 2010

Ad #: 10477344

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-4850
Name: FACILITIES MGMT / COUNTY OF
RI
Address: 3133 MISSION INN AVE
THERESA ORCHANIAN
RIVERSIDE CA 92507

Acct #: 263307
Client:
Placed by: Laura Gilbert
Fax #: (951) 955-4890

Ad Copy:

**NOTICE OF A PUBLIC HEARING
FOR THE REDEVELOPMENT AGENCY
FOR THE COUNTY OF RIVERSIDE
PROPOSED CABAZON CIVIC CENTER**

Notice is hereby given pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code and the California Environmental Quality Act (CEQA). The Board of Supervisors of the County of Riverside will hold a public hearing on December 14, 2010, 9:30 a.m. at the Riverside County Administrative Center, 4000 Lemon Street, 1st Floor, Riverside, CA, to consider the following:

Construction of the proposed Cabazon Civic Center located in the unincorporated community of Cabazon. The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venoble Community Center in the community of Cabazon in Riverside County. Existing facilities to be demolished include: a Fire Station, basketball court, picnic shade structures, and a restroom building. Two storage sheds and two portable offices (used for counseling and by Family Services Association) will be removed from the site.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking.

Street improvements will be completed along Carmen Avenue, Irene Street and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

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 Cabazon Civic Center Project at the offices of the Redevelopment Agency for the County of Riverside, 3403 Tenth Street, Suite 500, Riverside, California. 11/29, 12/6

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 11-29-10
Stop date: 12-06-10
Insertions: 2

Rate code: LE-County
Ad type: Ad Liner
Taken by: Tinajero, Maria

Size: 2x64.010
Bill size: 129.00x 5.14 agate lines

Amount due: **\$322.50**