

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

946



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 2, 2010

SUBJECT: Status Report on Lakeland Village/Wildomar Project Area Committee November 2010 Elections

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt the finding pursuant to Section 33385(d) of the California Community Redevelopment Law ("CRL") that all Lakeland Village/Wildomar Project Area Committee (PAC) formation and election procedures were followed for the proposed election scheduled to take place on November 17, 2010; and
2. Direct the Redevelopment Agency for the County of Riverside to coordinate with the existing PAC at the regularly scheduled PAC meeting on January 19, 2011 in order to determine an appropriate date to reconvene the PAC election meeting.

BACKGROUND: (Commences on Page 2)

Lisa Brandl

Robert Field
Executive Director
By Lisa Brandl, Deputy Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	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: No

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
BY: ANITA C. WILLIS
DATE: 11-30-10
Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 12/15/09: 9.17, 12/13/04: 4.4

District: 1

Agenda Number:

4.5

BACKGROUND:

On July 20, 1999, the Riverside County Board of Supervisors adopted, via Ordinance No. 793, a Redevelopment Plan Amendment adding the Lakeland Village/Wildomar Sub-Area to the 1-1986 Redevelopment Project Area. Pursuant to Section 33385 of the CRL, the Board adopted Project Area Committee Formation and Election Procedures for the Project Area on June 16, 1998.

On December 13, 2002, the Lakeland Village/Wildomar Tax Payer Association and the County of Riverside entered into a judgment and settlement agreement. The settlement addressed multiple issues of concern to the plaintiffs. First, the documents exempted all improved property located in the sub-area from eminent domain for redevelopment purposes. This stipulation does not apply to the County of Riverside's general powers of eminent domain.

Second, the settlement mandated the addition of seven PAC members (for a total of seventeen (17)) in accordance with Section 33385(c) of the CRL, and it required the Agency to consult with the PAC on every issue pertaining to the sub-area (including annual reviews for the capital budget).

Finally, the judgment and the settlement agreement also required the PAC to be in existence for the life of the Redevelopment Plan rather than the typical three years as detailed in Section 33385 of the CRL.

On December 15, 2009, the Board of Directors conducted a public hearing and adopted the amended Lakeland Village/Wildomar PAC Formation and Election Procedures, Agenda Item 9.17. The procedures require the PAC to conduct elections every three years starting in November 2010.

Pursuant to the amended procedures, on September 15, 2010, agency staff announced that the upcoming PAC Election Meeting would be held on November 17, 2010, and that the application due date was set for October 18, 2010. A public notice was published in the Press Enterprise and the local newspaper, The Californian, on September 23, 30, October 7, and 14, 2010, to announce the Election meeting and application deadline. A notice was also posted on the Agency's website.

A total of nine applications were received by the deadline. The Agency evaluated the validity of each application, and checked to verify that all documentation submitted by the candidates as proof of eligibility conformed to Section 13.2 of the Election Procedures. The Agency determined that all applications received were missing required information or documentation, were incomplete, and/or did not meet the eligibility criteria, and therefore were deemed invalid.

Five of the applications received were for the Residential Owner category; each of these applications was missing photo identification (ID), the property tax bill, and/or a utility bill. Two additional applications were submitted for the category of Residential Tenant; both of these applications were missing photo ID and/or supporting documentation (i.e. utility bill, lease agreement, etc.); the second application was deemed ineligible since the tenant's address was located outside the project area (residence within the project area is a requirement for this category, as stated under Section 2.14 of the procedures). The last two applications received were submitted for the category of Community Organization; these applications were not valid as they were both missing the required photo ID as well as the community organization's annual report or statement. No applications were received for the category of Business Owner.

(Continued)

BACKGROUND: (Continued)

On November 1, 2010, the agency mailed letters to all applicants to inform them their application(s) were determined to be invalid and/or ineligible, and explained the reasons for this determination. Furthermore, on November 6, 2010, a public notice was published in the Press Enterprise, The Californian, and on the Agency's website to notify the public the Election Meeting scheduled in November had been cancelled. The notice also stated that a regularly scheduled PAC meeting would still take place.

Due to the fact that no complete, valid applications were received, the existing PAC will remain in effect until an election is conducted and a new PAC is elected.

Agency Staff recommends that the Board makes the aforementioned finding and directs the agency to reconvene the PAC election meeting at a later date to be determined by the existing PAC and the Agency at the January 19, 2011 regularly scheduled PAC meeting.