

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

126C



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
March 3, 2011

**SUBJECT:** Rubidoux Child Development Center Project – Public Hearing, Findings, and Consent to Payment

**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 Health and Safety Code Section 33445:
  - a. The construction of the Rubidoux Child Development Center Project is of benefit to the Jurupa Valley Redevelopment Project Area by providing a much needed daycare center within the project area;
  - b. No other reasonable means of financing the project are currently available to the community due to the fact that the current economic crisis has substantially reduced the community's revenues to fund the project;

*[Signature]*  
Robert Field  
Assistant County Executive Officer/EDA

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 11,467,500	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:** Jurupa Valley Redevelopment Capital Improvement Funds and First 5 Grant monies in the amount of \$750,000

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

**County Executive Office Signature**

*[Signature]*  
Jennifer L. Sargent

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

Prev. Agn. Ref.: 4.8 of 7/15/08

District: 2

Agenda Number:

**9.11**

FISCAL PROCEDURES APPROVED  
PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
BY: *[Signature]* 3/24/11  
SAMUEL WONG  
FORM APPROVED COUNTY COUNSEL  
BY: *[Signature]* 2-28-11  
DATE: 2-28-11  
REVIEWED BY: *[Signature]*  
COUNCIL MEMBER: Christopher Hans

**RECOMMENDED MOTION:** (Continued)

- c. The payment of funds for the construction 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 identifies community and daycare facilities as needed facilities; and,
3. Consent to the expenditure of redevelopment funds for the project.

**BACKGROUND:**

On July 15, 2008, the Board of Directors for the Redevelopment Agency (RDA) for the County of Riverside approved an agreement between RDA and Ruhnau Ruhnau Clark and Associates, Inc., for design and construction management services for the Rubidoux Child Development Center. The design plans and specifications for the project have been completed.

The proposed project is located at 3865 Riverview Drive in Rubidoux, just south of Mission Boulevard, on the same site as the new Louis Rubidoux Library. The project will provide a 14,335 square foot child development center, located on approximately 1.5 acres. The facility will provide 168 licensed childcare slots for children ages zero through five (24 infants/ toddlers and 144 preschoolers). The facility will also include an outdoor play area, and a full service kitchen for food preparation. This project will comply with Board Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria.

The Notice of Determination, The California Environmental Quality Act (CEQA) documentation, and findings are being presented to the Board approval as "Attachment A". In accordance with CEQA (Public Resources Code Section 21000-21177), an initial study was prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project.

On December 23, 2010, the State of California Governor's Office of Planning and Research (OPR) notified the county that the Initial Study/ Mitigated Negative Declaration (IS/MND) complies with the requirements of CEQA. Pursuant to CEQA Section 15074, the county shall consider all comments received during the review period prior to adoption of the IS/MDN. The comment letters are included in the IS/MND.

The analysis contained in the initial study demonstrates that the project would not have any significant impacts on the environment with implementation of the mitigation measure contained in the initial study. The IS/MND was prepared and circulated for the mandated 30-day public review and comment period from November 23, 2010, to December 24, 2010.

Pursuant to CEQA (Public Resources Code Section 21081.6) the county is required to adopt a reporting and monitoring plan for the mitigation measures identified in the IS/MND to mitigate or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program (MMRP) contained in the final IS/MND presented to the Board for adoption is designed to ensure compliance during project implementation.

(Continued)

**BACKGROUND:** (Continued)

The development of the project is consistent with RDA's Implementation Plan, which calls for the building of community and child development facilities for area residents.

The source of funds for this project is as follows:

First 5 Grant: \$750,000

Jurupa Valley Redevelopment Capital Improvement Funds: \$10,717,500

Agency staff recommends that the Board conduct a public hearing regarding the proposed project, make the aforementioned findings, and consent to the expenditure of redevelopment funds for the project.

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

**Summary Report: Rubidoux Child Development Center**

(As required by Section 33679 of the Health and Safety Code: Community Redevelopment Law)

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- Project Description:** The project will provide a 14,335 square foot child development center located on approximately 1.5 acres. The center will provide 168 licensed child care slots for children ages zero through five (24 infants/toddlers and 144 preschoolers). The center will include an outdoor play area and a full service kitchen for food preparation. The project will comply with the Board Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria.
- Project Site:** The proposed project is located at 3865 Riverview Drive in Rubidoux, just south of Mission Boulevard, on the same site as the new Louis Rubidoux Library.
- Project Cost:** The total project cost is estimated at \$11,467,500.
- Findings:** The following findings have been made pursuant to Section 33445 of the Health and Safety Code:
- A. The construction of the Rubidoux Child Development Center Project is of benefit to the Jurupa Valley Redevelopment Project Area by providing needed community and daycare facilities within the project area;
  - B. No other reasonable means of financing the project are available to the community due to the fact that there are no county funds available to fund the project; and
  - C. The payment of funds for the construction 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 identifies community and daycare centers as needed facilities.

**Purpose:**

The proposed project meets the following goals of the Jurupa Valley Redevelopment Project Area:

- A. The project site which is currently underdeveloped will be improved by providing an enhanced state of the art childcare center for the community;
- B. The development of the site will enhance the physical appearance and the effective use of the vacant property in the Project Area by constructing a new beautifully landscaped childcare center; and
- C. The development of the site and location will promote the improvement and centralization of childcare services for the community.

# THE PRESS- ENTERPRISE

## CLASSIFIED ADVERTISING

# PROOF

Printed by: Tinajero, Maria  
at: 10:46 am  
on: Thursday, Mar 24, 2011

Ad #: 10598401

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

### Account Information

Phone #: (951) 955-0911  
Name: EDA / PROJECT MGMT &  
REDEVELOPME  
Address: 3403 TENTH ST., SUITE 400  
ATTN: MELISSA LAM  
RIVERSIDE CA 92501

Acct #: 373372  
Client:  
Placed by: Maria Roman  
Fax #: (951)

### Ad Copy:

#### NOTICE OF A PUBLIC HEARING FOR THE RUBIDOUX CHILD DEVELOPMENT CENTER

NOTICE IS HEREBY GIVEN pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code that the Riverside County Board of Supervisors will hold a public hearing on Tuesday, April 5, 2011 at 9:30 AM (or soon thereafter) at the Riverside County Administration Center (CAC), 4080 Lemon Street, 1st Floor, Riverside, CA 92501, to consider the following:

#### Project Description and Location

The proposed project is located at 3865 Riverview Drive in Rubidoux, just south of Mission Boulevard, on the same site as the new Louis Rubidoux Library. The project will provide a 14,335 square foot child development center located on approximately 1.5 acres. The facility will provide 168 licensed child care slots for children ages zero through five (24 infants/toddlers and 144 preschoolers). The facility will also include an outdoor play area and a full service kitchen for food preparation. This project will comply with Board Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership In Energy and Environmental Design (LEED) criteria.

A summary report of the Project is available at the Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, CA 92501. Contact: Tony Resendez, 951.955.5781. At the hour set forth above, the Board of Supervisors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action.

3/28, 4/4

### Ad Information

Classification: Legals  
Publications: Press-Enterprise

Start date: 03-28-11  
Stop date: 04-04-11  
Insertions: 2

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

Size: 2x38.130  
Bill size: 77.00x 5.14 agate lines

Amount due: **\$192.50**