

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



183C

FROM: Economic Development Agency

SUBMITTAL DATE:
June 16, 2011

SUBJECT: Thermal Library Project

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Conduct a Public Hearing in accordance with Health and Safety Code Section 33679 on the Thermal Library Project;
- 2) Make the following findings pursuant to Section 33445 of the Health and Safety Code;
 - a. The proposed Thermal Library Project will benefit the Thermal Sub-Area of the Desert Communities Project Area (DCPA) by eliminating physical blighting conditions in the project area by providing a new public library;

(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: Redevelopment Agency Capital Improvements Funds- Desert Communities Project Area | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

G.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

REVIEWED BY CIP
 APPROVED COUNTY COUNSEL
 BY: *Janita C. Willis*
 DATE: 6-14-11
 Departmental Concurrence

Dept't Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

RECOMMENDED MOTION : (Continued)

- b. Due to the current economic crisis, there is limited funding for new capital improvements, there are no other reasonable means of financing available to the community for this project; and
 - c. The payment of funds for the project is consistent with the implementation plan adopted for the DCPA pursuant to Section 33490 of the Health and Safety Code which includes the construction of public facilities and the elimination of blight.
- 3) Consent to the payments of redevelopment funds for the project.

BACKGROUND: The Redevelopment Agency for the County of Riverside has identified the need of a new County Library in the unincorporated community of Thermal. The nearest library is ten miles away in the community of Mecca making it difficult for most Thermal residents to benefit from this facility. The construction of the Thermal Library project will provide a needed public facility that will benefit the community and enhance the physical appearance of the Project Area.

The project concept consists of a 6,000 square foot facility that will be constructed on approximately two acres of a five acre parcel owned by the Redevelopment Agency located at the southeast corner of Church and Olive Streets in Thermal. The additional land will be reserved for the future development of a Community/Youth Center and a Boxing Facility. The portion of the project site surrounding the facility will be improved with parking and landscaping appropriate to the new structure.

The total cost to construct the new library will not be known until the projects is bid, but is estimated at \$3,310,000. The project will be funded by Redevelopment Agency and will have no impact on the County's General Fund. Section 33445 of the Health and Safety Code provides that a Redevelopment Agency may assist in the design or development of public improvements that are of benefit to the project area or immediate neighborhood in which the project is located. Notice for the public hearing was provided pursuant to Health and Safety Code Section 33679.

Agency staff recommends that the Board of Directors conduct a public hearing in accordance with Health and Safety Code Section 33679, make the recommended findings and consent to the payments by the Redevelopment Agency for the Thermal Library Project.

Attachments:

Summary Report
Site map
Proof of Publication for Public Hearing

Redevelopment Agency for the County of Riverside
Desert Office - Indio
44-199 Monroe, Suite B
Indio, CA 92201
Phone: (760) 863-2552 Facsimile: (760) 863-2551

**Summary Report:
Thermal Library**

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

Project Description: The Redevelopment Agency is proposing the construction of a new approximately 9,000 square foot facility that will house the future Thermal Library. The new facility will be constructed on a site owned by the Redevelopment Agency. In addition to the new facility, the site will be improved with parking, landscaping, and hardscaping appropriate to the new structure.

Project Site: The site consists of an approximately five (5) acre parcel from which one to two acres will be used for the public library, the remaining balance will be reserved for a future Community/Youth Center and Boxing Facility. The site is located at the southeast corner of Church and Olive Streets in Thermal, California (GIS Map Attached). Proposed uses are specified below:

| Assessors Parcel: | Proposed Use: |
|-------------------|-------------------------------------|
| 757-062-001 | New Construction of Thermal Library |

Costs:

| | |
|--------------------------------------|--------------|
| Thermal Library Project (estimated) | |
| Architectural / Engineering Services | \$ 340,000 |
| Construction | \$ 2,700,000 |
| Construction contingency | \$ 270,000 |
| Total Estimated Costs: | \$ 3,310,000 |

Identified Funds:

| | |
|--|--------------|
| Redevelopment Agency Funds (estimated) | \$ 3,310,000 |
|--|--------------|

Findings:

The proposed development of a library facility is a benefit to the Thermal Sub-Area of the Desert Communities Project Area (DCPA);

- a. Due to the reduction of revenues as a result of the current economic downturn, no other reasonable means of financing the project are available to the community;
- b. The proposed Thermal Library Project will benefit the Thermal Sub-Area of the Desert Communities Project Area (DCPA) by improving public services for the community by eliminating physical blighting

due to the lack of public facilities and amenities; and

- c. Payment of funds for the project is consistent with the implementation plan adopted for the DCPA which includes the construction of public facilities and the elimination of blight.

Purpose:

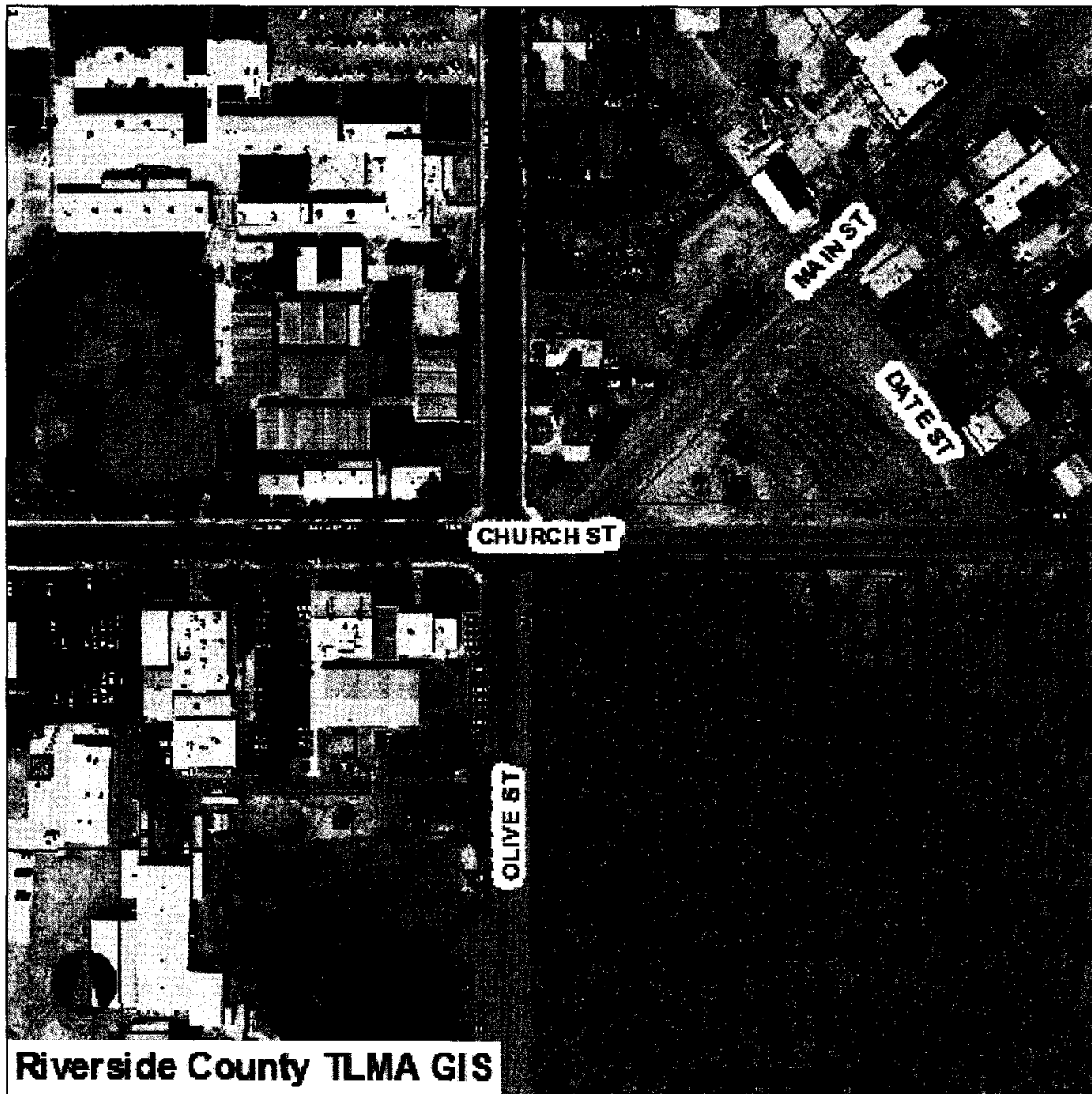
The proposed project meets the following goals of the Redevelopment Project Area plan for the Desert Communities Project Area, Thermal Sub-Area:

Where appropriate to enhance the public health, safety, welfare, provides a new or improved community facility such as through the construction of a library. The provision of a library facility enhances the community's access to culture and education, which in turn, reduces economic blight.

Promote the improvement and centralization of commercial, industrial and residential areas to make the provision of public services more efficient.

Eliminates blight by upgrading the physical appearance of the Project Area through the construction of a new facility.

Future Thermal Library APN # 757-062-003



Selected parcel(s):
757-062-003

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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**NOTICE OF PUBLIC HEARING TO CONSIDER THE FINANCING OF
CERTAIN PUBLIC IMPROVEMENTS WITHIN THERMAL, CALIFORNIA
AND IDENTIFIED AS:**

**Thermal Library (APN 757-062-003)
Southeast Corner of Church and Olive Streets**

In accordance with the State of California Health & Safety Code Section 33679, Public Notice is hereby given that a public hearing will be held before the Riverside County Board of Supervisors and the Board of Directors of the Redevelopment Agency for Riverside County at 4080 Lemon Street, 1st floor, Riverside on or after June 28, 2011 at 9:00 am or as soon thereafter as the matter can be heard. The Board of Supervisors and the Board of Directors will consider the following matter at the joint public hearing:

1. Financing of certain public improvements in accordance with Health and Safety Code Section 33445.

A copy of the Summary Report, required by Health and Safety Code Section 33679, may be reviewed at the Redevelopment Agency office located 44-199 Monroe, Suite B, Indio, CA, 92201 between the hours of 8:00 am and 5:00 pm Monday through Thursday.

All interested persons are invited to appear and present evidence and testimony concerning any or all of the matters described in the Notice. Due to time constraints and the number of persons wishing to give oral testimony, each speaker will be limited to three minutes. You may wish to make your comments in writing and submit them to the Clerk of the Board for inclusion into the public record. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the joint public hearing described in this Notice, or in written correspondence delivered to the Clerk of the Board at, or prior to, the public hearing. The office of the Clerk of the Board is located at 4080 Lemon Street, 1st Floor, Riverside. Any person or organization desiring to be heard will be given an opportunity to be heard.

Questions may be directed to Araceli Castro, Project Manager, at 760/863-2552.