

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

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FROM: Redevelopment Agency

SUBMITTAL DATE:
June 28, 2011

SUBJECT: Rancho Jurupa Regional Sports Complex – Well Pumping Equipment Project

RECOMMENDED MOTION: That the Board of Directors:

1. Conduct a public hearing in accordance with Health and Safety Code Section 33679
2. Approve a reduction of the contract retention from 10% to 5% per the General Conditions of the contract in relation to the Rancho Jurupa Regional Sports Complex – Well Pumping Project Phase I and release \$10,604.05 to Bakersfield Well and Pump Company;

(Continued)

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: Samuel Wong 6/28/11

FORM APPROVED COUNTY COUNSEL
 BY: MARSHAL VICTOR 6/13/11
 DATE: 6/13/11

REVIEWED BY CIP
 Christopher Hains

Robert Field
 Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,988,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES	
SOURCE OF FUNDS: Jurupa Valley Redevelopment Capital Improvement Project Funds	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

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

Prev. Agn. Ref.: N/A District: 2 Agenda Number **4.6**

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Make the following findings pursuant to Health and Safety Code Section 33445:
 - a. The improvements to Rancho Jurupa Regional Sports Complex – Well Pumping Equipment Project Phase II is of benefit to the Jurupa Valley Redevelopment Project Area by helping to eliminate blight within the project area by providing recreational improvements and opportunities to surrounding community;
 - b. No other reasonable means of financing the cost of 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 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 buildings, facilities, structures, or other improvements;
4. Adopt the Negative Declaration for Environmental Assessment No. ED1206005012;
5. Adopt Resolution No. 2011-017, Authorization to Purchase Real Property for the Rancho Jurupa Regional Sports Complex Project – Well Pumping Equipment Project Phase II, Assessor's Parcel Number 181-190-018 consisting of .58 acres;
6. Approve the purchase and sale agreement and joint escrow instructions, and authorize the Chairman to execute the documents on behalf of the Board of Directors;
7. Authorize the Executive Director of the Redevelopment Agency, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
8. Approve the specifications for the Rancho Jurupa Regional Sports Complex – Well Pumping Equipment Project Phase II and authorize the Clerk of the Board to advertise for bids; and
9. Approve a total project budget of \$1,988,000

BACKGROUND:

On October 5, 2010, the Board approved the award of the construction contract to Bakersfield Well & Pump Company in the amount of \$212,081. Pursuant to the General Conditions of the Contract, the Redevelopment Agency is currently retaining 10% of all progress payments to Bakersfield Well & Pump Company. The General Conditions of the Contract states that after the 50% completion point of the contract work, if satisfactory progress is being made, the county has sole discretion to reduce the retention to a minimum of 5% of the contract. Bakersfield Well & Pump Company has completed over 85% of the contract work and excellent progress has been made. The contract work is also being completed on time, within budget, and in a professional manner.

(Continued)

BACKGROUND: (Continued)

Therefore, staff recommends that the contract retention be reduced to 5% of the contract and release \$10,604 to Bakersfield Well & Pump Company.

The plans and specifications for the Rancho Jurupa Regional Sports Complex – Well Pumping Equipment Project Phase II are complete and ready to go out to bid. This phase of the project will construct the water well, pumping plant, reservoir, and all above ground improvements necessary to complete the construction of the well. The Redevelopment Agency (RDA) recommends the Board approve the plans and specifications and authorize the Clerk of the Board to advertise for the bid.

As part of the Rancho Jurupa Regional Sports Complex Project – Well Pumping Project Phase II, the RDA seeks to acquire .58 acres of unoccupied land, being a portion of Assessor Parcel 181-190-018, upon which the well will be constructed. The purchase price to acquire the property is \$78,000. The local water utility, Rubidoux Community Services District (RCSD), currently lacks capacity to deliver sufficient water for the planned soccer fields.

Compensation to the owner and transaction costs will be funded through the Jurupa Valley Redevelopment Capital Improvement budget and is further identified in the total project budget. The seller will execute a grant deed that will convey title to the RDA. This resolution has been reviewed and approved by Counsel as to legal form. Notice was provided pursuant to Government Health & Safety Code 33679. The Phase I report for said subject property indicates no contamination. This resolution has been reviewed and approved by Counsel as to legal form. The RDA recommends that the Board adopt Resolution No. 2011-017, authorize the purchase and sale agreement and joint escrow instructions, and authorize the Chairman to execute the documents on behalf of the Board of Directors.

The California Environmental Quality Act (CEQA) documentation and findings are being presented for Board approval. In accordance with the California Environmental Quality Act (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 as a result of project implementation.

The analysis contained in the Initial Study demonstrates that the project would not have any significant impacts to the environment. The Initial Study and subsequent Negative Declaration (IS/ND) were prepared and circulated for the mandatory 30-day public review period from March 28, 2011 to April 26, 2011, which included notification in the local newspaper, The Press Enterprise. Due to a processing error at the state level, California State Agencies, through the Office of Planning and Research, will have a separate 30-day review period from April 4, 2011 to May 4, 2011. This is permissible under CEQA Guideline Section 15087 (e).

Pursuant to CEQA Section 15074, the county shall consider all comments received during the review period prior to adoption of the IS/ND. No comment letters were received and therefore no letters are included in the report. RDA staff recommends that the Board make the project findings and adopt the Negative Declaration for Environmental Assessment No. ED1206005012. The project budget has been programmed as follows on page 4.

BACKGROUND: (Continued)

Project Budget:

Construction	\$ 1,550,000
Property Acquisition and Expenses	\$ 90,500
Project Management	\$ 25,000
Specialty Inspection and Miscellaneous Costs	\$ 100,000
Utility and Development Fees	\$ 50,000
Project Contingency	\$ 172,500
<hr/> Total:	<hr/> \$ 1,988,000

Attachments:

- Negative Declaration for Environmental Assessment No. ED1206005012
- Resolution No. 2011-017
- Agreement of Purchase and Sale and Joint Escrow Instructions
- Plans & Specifications – Well Pumping Equipment Project Phase II

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3 **Resolution No. 2011-017**
4 **Authorization to Purchase Sports Complex**
5 **in the Jurupa Valley Project Area**
6 **(Second Supervisorial District)**

7 **WHEREAS**, the Redevelopment Agency for the County of Riverside (“Agency”)
8 is a Redevelopment Agency duly created, establishes and authorized to transact
9 business and exercise its powers pursuant to the provisions of Community
10 Redevelopment law which is codified in Part 1 of Division 24 of the California Health
11 and Safety Code (commencing with Section 33000 et esq.);

12 **WHEREAS**, the Riverside County Board of Supervisors adopted redevelopment
13 plans for Redevelopment project Area No. 1-1986, Jurupa Valley, Mid-County, Desert
14 Communities and the I-215 Corridor, as amended (“Project Areas”);

15 **WHEREAS**, pursuant to Health and Safety Code Section 33670, the Agency
16 began receiving tax increment from the Project Areas in January 1988, and continues
17 to receive annual tax increment revenue;

18 **WHEREAS**, pursuant to Health and Safety Code Section 33391, the Agency
19 may acquire, within a survey area or for purposes of redevelopment, any interest in
20 real property;

21 **WHEREAS**, the property is located in the Jurupa Valley project Area;

22 **WHEREAS**, the Agency has based on an independent fee appraisal report,
23 negotiated a purchase price of Seventy Eight Thousand Dollars (\$78,000) for real
24 property owned by Flabob Airport, LLC located in the County of Riverside, identified as
25 a portion of Assessor’s Parcel Number 181-190-018 (“Property”), more particularly

1 identified as shown in Exhibit "A", which is attached hereto and incorporated herein;

2 **WHEREAS**, the purchase of the Property is for redevelopment purposes and
3 will assist the Agency in implementing the redevelopment plan for the Project Area and
4 will help eliminate physical blighting conditions with the Project Area; and

5 **WHEREAS**, the Agency certifies that it has fully complied with the provisions of
6 the California Environmental Quality Act.

7 **NOW THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED** by the Board
8 of Directors of the Redevelopment Agency for the County of Riverside, State of
9 California, assembled in regular session on July 12, 2011 as follows:

- 10 1. That the above recitals are true and correct.
- 11 2. That the nature of the property to be purchased is a vacant parcel located in the
- 12 unincorporated area of the County of Riverside, State of California.
- 13 3. That the seller of the property is Flabob, LLC.
- 14 4. That the purchase price is \$78,000.
- 15 5. That the purchase of the property is authorized by the Board of Directors.
- 16 6. IT IS FURTHER RESOLVED that notice of this purchase has been given
- 17 pursuant to Health and Safety Code Section 33679 and Government Code
- 18 Section 6066.

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FORM APPROVED COUNTY COUNSEL
BY:  ANITA C. WILLIS
DATE 6-23-11



Notice of Determination

To:
 Office of Planning and Research
For U.S Mail: Street Address:
P.O. Box 3044 1400 Tenth Street
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Agency: Redevelopment Agency for the County of Riverside
Address: 3043 10th Street, 5th Floor
Riverside, CA 92501
Contact: Claudia Steiding
Phone: (951) 955-8174

County Clerk
County of: Riverside
2724 Gateway Drive
P.O. Box 751
Address: Riverside, CA 92502-0751
Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011041017

Project Title: Rancho Jurupa Regional Sports Complex Well Pump Acquisition

Project Location (include county): North of the convergence of 46th Street and Crestmore Road in the unincorporated territory of Riverside County on Assessor's Parcel Number 181-190-018

Project Description: In May, 2010, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Rancho Jurupa Regional Sports Complex ("Sports Park") and circulated for a 30-day period between May 4, 2010, and June 2, 2010, to the State Clearinghouse (SCH No. 2010051006), Responsible Agencies, and interested parties. The project evaluated in the IS/MND for the Sports Park was the construction and operation of a sports park and associated amenities, an approximately 16-inch diameter well to be constructed on property owned by the adjacent Flabob Airport, an approximately 20,000-gallon to 40,000-gallon bolted steel water reservoir, and a booster station. The IS/MND and Sports Park were approved by the County of Riverside Board of Supervisors on June 15, 2010, and the Notice of Determination was filed with the County Clerk and State Clearinghouse.

The approved IS/MND prepared for the Sports Park anticipated that the site of the well, reservoir, and booster station would be owned and operated by the Rubidoux Community Services District (RCSD) and that the RCSD would acquire the well site, located to the west of the Sports Park site, from Flabob Airport. The RCSD and the owners of Flabob Airport were unable to come to an agreement regarding the purchase of the well site. Therefore, the Redevelopment Agency for the County of Riverside (RDA) proposes to acquire the well site and convey the property to the RCSD. The RCSD would own and operate the well, reservoir, and booster station as originally evaluated in the approved IS/MND for the Sports Park. Since the acquisition of the well site by the RDA was not part of the project evaluated in the approved IS/MND for the Sports Park, a subsequent CEQA document is required for the acquisition of the well site by the RDA and its conveyance to the RCSD.

The subsequent Initial Study/Negative Declaration (IS/ND) for the proposed project has been prepared pursuant to Section 15162 *et seq* of the *State CEQA Guidelines*. Since construction and operation impacts of the well pump, reservoir, and booster station were previously evaluated in the aforementioned and approved IS/MND, the scope of the subsequent IS/ND is only the acquisition and conveyance of the well site by the RDA and to the RCSD.

This is to advise that the Board of Directors for the Redevelopment Agency for the County of Riverside approved the above project on

Lead agency or Responsible Agency

June 7th, 2011 and has made the following determinations regarding the above-described project:
(tentative date)

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public for review at:
 Redevelopment Agency for the County of Riverside
 3043 10th Street, 5th Floor
 Riverside, CA 92501

Rubidoux Library
 5840 Mission Boulevard
 Riverside, CA 92509

Signature: (Public Agency) _____ Title: _____

Date: _____ Date received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Revised 2005