

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

471



FROM: Economic Development Agency

SUBMITTAL DATE:
June 30, 2010

SUBJECT: Public Hearing - Resolution No. 2010-214 Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside (Lessor) and the Riverside County Regional Park and Open-Space District (Lessee), 2nd District.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a joint public hearing with the Redevelopment Agency Board of Directors per Health and Safety Code 33431 and 33433; and
2. Adopt Resolution No. 2010-214, Approval of the Lease of Property between the Redevelopment Agency for the County of Riverside (Lessor) and the Riverside County Regional Park and Open-Space District (Lessee).

BACKGROUND: The Agency is constructing the Jurupa Valley Aquatic Center ("Center") consisting of approximately 8.96 acres located at 4310 Camino Real, Riverside, in Riverside County, known as Assessor's Parcel Numbers 181-030-026 and 181-030-043 as depicted on Exhibit "A", attached to the lease agreement.

(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: 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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 13, 2010
xc: EDA, RDA, Parks

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: _____ **District:** 2 **Agenda Number:** 9.10

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 6/30/10
Departmental Concurrence

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

BACKGROUND: (Continued)

The Center will consist of an approximately 11,000 square foot administrative / operations 220 parking spaces, 25 yard by 35 yard competition pool, lazy river, wave rider, children's water playground area and three water slides with a recreational pool. The Center will also have grass areas for seating, stadium seating and lighting, concession stand and multiple picnic areas with permanent shade structures and all necessary related improvements. Pursuant to the Lease Agreement, the District will operate the facility and operate the seasonal events, which will be temporary in nature and if applicable, a temporary use permit will be required. The District will enter into an annual Memorandum of Understanding with the Jurupa Valley Unified School District to set forth the terms for sharing the cost of using the Center.

The Agency wishes to lease the Center to the District for the purpose of providing recreational aquatic services to the community. The term of the lease shall be for a ten year period commencing August 1, 2010, and terminating July 30, 2020. The term of the lease may be extended by mutual agreement of the Agency and the District and shall be incorporated by a written amendment executed by both parties. The District shall pay \$1 per year to the Agency during the term of the lease which shall constitute rent under this lease. Rent shall be paid by July 1 annually for the term on the lease.

Staff recommends approval of the attached Lease Agreement between the Agency and the District.

2 **RESOLUTION NO. 2010-214**
3 **APPROVAL OF THE LEASE OF PROPERTY FROM THE**
4 **REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE TO THE**
5 **THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT**

6 **(Second District)**

7 **WHEREAS**, the Redevelopment Agency for the County of Riverside ("Agency")
8 is a Redevelopment Agency duly created, established and authorized to transact
9 business and exercise its powers, all under and pursuant to the provisions of the
10 Community Redevelopment Law which is Part 1 of Division 24 of the California Health
11 and Safety Code (commencing with Section 33000 et seq.); and

12 **WHEREAS**, Riverside County Board of Supervisors ("County") adopted
13 Redevelopment Plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley,
14 Mid-County, Desert Communities, and I-215 Corridor, as amended ("Project Areas");
15 and

16 **WHEREAS**, Health and Safety Code Section 33433 requires a lease to be
17 approved by the legislative body by resolution after a public hearing if the property to be
18 leased was acquired with tax increment moneys; and

19 **WHEREAS**, the Agency owns real property located at 4310 Camino Real,
20 Riverside, California, in the unincorporated area of the County of Riverside in the
21 community of Rubidoux within the Jurupa Valley Project Area ("Property") and wishes to
22 lease the Property to Riverside County Regional Park and Open-Space District; and

23 **WHEREAS**, the consideration is not less than the fair reuse value at the use and
24 with the covenants, conditions, and development costs authorized by the lease; and

25 **WHEREAS**, the leasing of the Property will assist in the elimination of blight, is
26 consistent with the implementation plan adopted pursuant to Health and Safety Code
27 Section 33490 by providing activities to the residents of the Jurupa Valley Project Area
28 and surrounding communities within the County.

NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND

FORM APPROVED COUNTY OF SF
BY: MICHELLE CLACK 6/30/10

1 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
2 in regular session assembled July 13, 2010, as follows:

3 1. That the Board of Supervisors hereby finds and declares that the above
4 recitals are true and correct.

5 2. That the County of Riverside approves the lease of Property from the
6 Redevelopment Agency for the County of Riverside to the Riverside County Regional
7 Park and Open-Space District.

8
9 **ROLL CALL:**

10 **Ayes:** Buster, Tavaglione, Stone, Benoit, and Ashley
11 **Nays:** None
12 **Absent:** None

13 The foregoing is certified to be a true copy of a resolution duly
14 adopted by said Board of Supervisors on the date therein set forth.

15 **KECIA HARPER-IHEM, Clerk of said Board**

16 **By:** _____
17 **Deputy**

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24 MH:jg
25 6/29/10
26 13.489

**THE
PRESS-
ENTERPRISE**

**CLASSIFIED
ADVERTISING**

PROOF

Printed by: **Chavez, Jackie**
at: **8:19 am**
on: **Wednesday, Jul 07, 2010**

Ad #: 10315485

3512 Fourteenth St.
Riverside, CA 92501-3878
1-800-514-7253
951-684-1200
951-368-9006 Fax

Account Information

Phone #: (951) 955-6691
Name: **ECONOMIC DEVELOPMENT
AGENCY**
Address: **3525 14TH ST**

RIVERSIDE CA 92501-3813

Acct #: 097576
Client:
Placed by: **Jessica**
Fax #: (951)

Ad Information

Classification: **Public Notices**
Publications: **Press-Enterprise
Internet**

Start date: **07-04-10**
Stop date: **07-11-10**
Insertions: **4**

Rate code: **Open**
Ad type: **Ad Liner**
Taken by: **Chavez, Jackie**

Size: **1x88.130**
Bill size: **89.00x 5.14 agate lines**

Amount due: **\$969.08**

Ad Copy:

**NOTICE OF INTENT TO
LEASE REAL
PROPERTY
IN THE UNINCORPORATED
AREA OF
THE COUNTY OF
RIVERSIDE**

Notice is hereby given pursuant to Section 33431 of the California Government Code and Section 33433 of the Health and Safety Code and this Notice of Intent to Lease Real Property is being advertised under 6066 of the California Government Code that the Board of Directors of the Redevelopment Agency for the County of Riverside intends to lease real property identified as Assessor's Parcel Numbers 181-030-026 and 181-030-043 and it will consider Resolutions 2010-213 and 2010-214 on July 13, 2010, at 9:00 a.m., or as soon thereafter as the agenda of the Board permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

**PROJECT
DESCRIPTIONS
AND LOCATION**

The Redevelopment Agency wishes to lease this parcel and the facility to the Jurupa Valley Aquatic Center to provide community services as part of the Agency's Redevelopment Plan. The real property is known as Assessor's Parcel Numbers 181-030-026 and 181-030-043 which the Agency has developed. The Jurupa Valley Project Area is in progress and it is appropriate to lease this facility and parcel at this time. At anytime, not later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Directors of the above address. At the hour set forth above, the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed action. Interested persons may obtain a copy of the proposed agreements at the Riverside County Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, CA 92507, or by calling Maribel Hyer at (951) 955-8431.