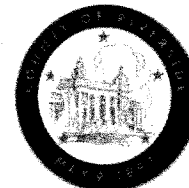


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

1006C



FROM: Economic Development Agency

SUBMITTAL DATE:
August 19, 2010

SUBJECT: Proposed Mead Valley Library – Consulting Services Agreement

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 proposed Mead Valley Library Project (Project) will benefit the Mead Valley Sub-Area of the I-215 Corridor Redevelopment Project Area (Project Area) by helping to eliminate blight within the Project Area by enhancing community services;
 - b. No other reasonable means of financing 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 library facilities; and

(Continued)

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: I-215 Corridor Redevelopment Project Area Capital Improvement Funds – Mead Valley Sub-Area.	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:

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: August 31, 2010
xc: EDA, CIP, RDA

(Comp. Item 4.1)

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.: N/A

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

District: 1

Agenda Number

3.31

RECOMMENDED MOTION: (Continued)

3. Consent to the payments by the Redevelopment Agency for the Project.

BACKGROUND:

The Redevelopment Agency (Agency) is proposing to develop a library on a 3.24-acre property at the northeast corner of Clark Street and Oakwood Street in the unincorporated community of Mead Valley. The proposed Project involves the design and construction of a state-of-the-art full service library. The facility will consist of a 10,000 square foot library and an attached community room. The full scope of construction will include a parking lot, landscaping, community garden park, and associated off-site infrastructure improvements.

Final plans and specifications are expected to be completed in the first quarter of 2011 and staff will return to the Board of Directors to request approval of the plans and specifications at that time.

Staff recommends approval of all motions and that the Board conduct a public hearing regarding the proposed project, pursuant to Section 33679 of the California Health and Safety Code. Attached is a summary report which has been made available to the public, detailing the facts supporting the redevelopment purposes for this Project.

Agency staff recommends that the Board consent to the payments by the Redevelopment Agency for the Project, which have been estimated to be approximately \$15 Million, so the Redevelopment Agency may proceed with engineering and design of the improvements.

A companion item appears on today's Board of Directors Agenda.

Attachments:

Summary Report

Proof of Publication for Public Hearing

THE PRESS- ENTERPRISE

CLASSIFIED ADVERTISING

PROOF

Printed by: Tinajero, Maria
at: 4:16 pm
on: Monday, Aug 16, 2010

Ad #: 10366695

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

Account Information

Phone #: (951) 955-8069
Name: WDC/EDA CO OF RIVERSIDE
Address: 1325 SPRUCE ST STE 400

RIVERSIDE CA 92507-0506

Acct #: 300444
Client:
Placed by: Maria Roman, RDA 1st & 2nd Dist
Fax #: (951)

Ad Information

Classification: Legals
Publications: Press-Enterprise

Start date: 08-18-10
Stop date: 08-25-10
Insertions: 2

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

Size: 2x35.600
Bill size: 72.00x 5.14 agate lines

Amount due: **\$180.00**

Ad Copy:

NOTICE OF A PUBLIC HEARING FOR THE MEAD VALLEY LIBRARY PROJECT

Notice is hereby given pursuant to section 33679 of the California Community Redevelopment Law Health and Safety Code that the Board of Supervisors of the County of Riverside will hold a public hearing on the August 31, 2010, 9:30 a.m. at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, CA, to consider the following:

Construction of a new public library and community room including a central courtyard, parking, lighting, street improvements, and landscaping for an estimated budget of \$14 million. The proposed project will be located on a County owned 3.24 acre parcel at the corner of Clark Street and Oakwood Street in the Mead Valley unincorporated area of Riverside County California

At anytime, not later than the hour set forth above for the hearing, any person may submit written comments regarding this proposed action to the Clerk of the Board of Supervisors at the above address. At the hour set forth above for the hearing, the Board of Supervisors shall proceed to hear and act upon all written and oral testimony relating to the proposed action. Interested persons may obtain a summary report of the proposed action and supporting documentation and other information pertaining to the proposed Mead Valley Library Project at the offices of the Redevelopment Agency for the County of Riverside, 3403 10th Street, Suite 500, Riverside, California, or by calling Rebecca Tsagris, Project Manager, at 951-955-8764. 8/18, 25

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Redevelopment Agency for the County of Riverside
3403 10th Street, Suite 400
Riverside, CA 92501
Phone: (951) 955-8764 Fax: (951) 955-4890

Summary Report: Mead Valley Library Project

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

Project Description:

The Mead Valley Library Project (Project) will be located on a County owned 3.24 acre parcel at the corner of Clark Street and Oakwood Street in the Mead Valley unincorporated area of Riverside County California. The Project consists of a new approximately 20,000 square foot public library and community room including a central courtyard, parking lot, lighting, landscaping, and street improvements including sidewalk, curb and gutter, and a bus stop.

Project Site:

The Project site (Site) is located in the City of Perris on the Northern edge in the Mead Valley Sub-Area of the I-215 Corridor Redevelopment Project Area. The Site is bounded by Oakwood Street to the South and Clark Street to the West. The Site is a 3.24 acre parcel owned by the County of Riverside. The site is surrounded by residential housing and the nearby Mead Valley Fire station. Interstate 215 is the closest major North-South artery near the area with Cajalco Expressway as the major east-west artery.

Project Cost:

The total Project cost is estimated at approximately \$14 million. It is proposed that the Redevelopment Agency will provide funding for the entire project.

Findings:

The following findings have been made pursuant to Section 33445 of the Health and Safety Code:

- A. The construction of the proposed Project is of benefit to the Mead Valley Sub-Area of the Interstate 215 Corridor Redevelopment Project Area (Project Area) and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
- B. No other reasonable means of financing 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 library facilities.

Purpose:

The proposed Project meets the following goals of the Mead Valley Sub-Area of the Interstate 215 Redevelopment Project Area:

- A. The Site, which is currently undeveloped, will be improved by providing a new public Library with new facilities including a community room that will provide an opportunity for youth and adult educational needs, recreational activities, community events, and social gatherings;
- 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 Library and community room;
- C. The development of the Site will promote learning through reading and provide a means of using technology to learn and have the ability to gain access to public information;
- D. Provide a means of improvement and centralization of recreational activities and community events that will be accessible to the community.