

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

978C



FROM: Redevelopment Agency

SUBMITTAL DATE:

DECEMBER 2, 2010

SUBJECT: Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the Proposed Cabazon Civic Center Project and Approval of Project Plans and Specifications

RECOMMENDED MOTION: That the Board of Directors:

1. Make the following findings pursuant to Section 33445 of the Health and Safety Code:

- a) The Cabazon Civic Center Project is of primary benefit to the Cabazon sub-area of the Mid-County Redevelopment Project Area by helping to eliminate physical blighting conditions within the project area by providing needed public service and recreational facilities;

(Continued)

[Signature of Robert Field]

Robert Field
Executive Director

**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 SUPERVISORS AGENDA: Yes

SOURCE OF FUNDS: Mid-County Redevelopment Project Area Capital Improvement Funds - Cabazon Sub-Area

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

C.E.O. RECOMMENDATION:

APPROVE

[Signature of Jennifer L. Sargent]

County Executive Office Signature

Jennifer L. Sargent

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Stone, seconded by Supervisor Benoit 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: December 14, 2010
xc: RDA, EDA, COB, Recorder

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

(Comp. Item 9.10)

Prev. Agn. Ref.: 3.18 and 4.2 of 5/20/08

District: 5

Agenda Number:

4.12

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FRM 11 (REV 08/2010)

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 12/6/10
MARSHAL VICTOR DATE
Departmental Concurrence

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

RECOMMENDED MOTION: (Continued)

- b) No other reasonable means of financing the cost of the project are available because current economic conditions are such that general County of Riverside revenues are insufficient to provide such facilities;
 - c) The payments 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 the elimination of blighting conditions within the project area by providing such improvements to the community and encouraging economic growth; and
- 2. Adopt a Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Assessment Form No. EA05190004000, RDA/CEQA 2008-1 based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant impact on the environment;
 - 3. Approve the proposed Cabazon Civic Center Project;
 - 4. Approve the plans and specifications for the construction of the Cabazon Civic Center Project and authorize the Clerk of the Board to advertise the Notice Inviting Bids for the project; and
 - 5. Approve the demolition of the old Cabazon Fire Station #24 located on Assessor's Parcel Number 526-170-020;

BACKGROUND: On May 20, 2008, the Board of Directors for the Redevelopment Agency approved an agreement between the Agency and Harley Ellis Devereaux to design the Cabazon Civic Center. The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venable Community Center in the community of Cabazon in Riverside County. The community center will remain as the hub of the civic center.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking. The old Cabazon Fire Station #24 (building number CB3102 on the County Building Asset List) will also be demolished as part of the plans and specifications for this project.

Street improvements will be completed along Carmen Avenue, Irene Street, and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

(Continued)

BACKGROUND: (Continued)

The development of the project is consistent with the Redevelopment Agency's Implementation Plan, which calls for the building of community facilities and providing recreational opportunities for area residents.

Staff has prepared an Initial Study to assess the potential environmental effects of the project. The Initial Study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance.

The Initial Study and Proposed Mitigated Negative Declaration has been distributed and reviewed in accordance with State CEQA guidelines and the notice has been published in the Press Enterprise newspaper.

A budget for the project will be approved after bids are received. Staff recommends approval of the above motions.

Attachments:

- Initial Study and Mitigated Negative Declaration for Environmental Assessment
Form No. EA05190004000, RDA/CEQA 2008-1
- CEQA Notice of Determination

THE PRESS- ENTERPRISE

CLASSIFIED ADVERTISING

PROOF

Printed by: **Perez, Kimberly**
at: 3:03 pm
on: Thursday, Nov 18, 2010

Ad #: 10471115

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

Account Information

Phone #: (951) 955-4850
Name: FACILITIES MGMT / COUNTY OF
RI
Address: 3133 MISSION INN AVE
THERESA ORCHANIAN
RIVERSIDE CA 92507

Acct #: 263307
Client:
Placed by: Laura Gilbert
Fax #: (951) 955-4890

Ad Copy:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

for
EA05190004000, RDA/CEQA 2008-1
CABAZON COMMUNITY CENTER
COMMUNITY OF CABAZON
(FIFTH SUPERVISORIAL DISTRICT)

NOTICE IS HEREBY GIVEN that the Board of Directors of the Redevelopment Agency for the County of Riverside will hold a meeting on December 14, 2010 at 9:00 a.m., or as soon thereafter as the matter may be heard, in the meeting room of the Board of Supervisors, Riverside County Administrative Center, 1st Floor, 4080 Lemon Street, Riverside, California, to consider approval of the proposed Cabazon Civic Center project (hereinafter referred to as the "Proposed Project"). The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venable Community Center in the community of Cabazon in Riverside County. Existing facilities to be demolished include: a Fire Station, basketball court, picnic shade structures, and a restroom building. Two storage sheds and two portable offices (used for counseling and by Family Services Association) will be removed from the site.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking.

Street improvements will be completed along Carmen Avenue, Irene Street and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

In accordance with the California Environmental Quality Act (CEQA), the Redevelopment Agency for the County of Riverside has found that the Proposed Project will not have a significant effect on the environment and a Mitigated Negative Declaration documenting that finding has been completed and was circulated for review on November 16, 2009 through December 15, 2009. The Mitigated Negative Declaration and Initial Study may be examined at the Office of the Clerk of the Board of Supervisors, 4080 Lemon Street, 1st Floor, Riverside, California, 92501, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Thursday; and the Redevelopment Agency for the County of Riverside, 3403 Tenth Street, Suite 500, Riverside, California, 92501, between the hours of 8:00 a.m. and 5:00 p.m. You may appear and be heard in support or opposition to the proposed project at the time of the Board meeting. 11/22

Ad Information

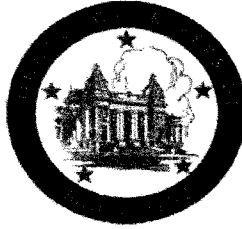
Classification: Legals
Publications: Press-Enterprise

Start date: 11-22-10
Stop date: 11-22-10
Insertions: 1

Rate code: LE-County
Ad type: Ad Liner
Taken by: Perez, Kimberly

Size: 2x70.040
Bill size: 141.00x 5.14 agate lines

Amount due: **\$183.30**



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

12/23/10
Date

Initial

Notice of Determination

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

From:
Public Redevelopment Agency for the
Agency: County of Riverside
Address: 3043 10th Street, 4th 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): 2009111053

Project Title: Cabazon Civic Center

Project Location (include county): East of Broadway Street, north of Irene Street, and south of Carmen Avenue, Cabazon, Riverside County, California

Project Description: The proposed Cabazon Civic Center will be developed at the existing site of the James A. Venable Community Center in the community of Cabazon in Riverside County (See Exhibit 1). Existing facilities to be demolished include: a Fire Station, basketball court, picnic shade structures, and a restroom building. Two storage sheds and two portable offices (used for counseling and by Family Services Association) will be removed from the site.

New facilities to be constructed include a library (5,470 square feet), a child development center (13,026 square feet), an administration building for Cabazon Water District (3,300 square feet), basketball courts, play areas, picnic shade shelters, a skate park, restroom building (772 square feet), additional multi-purpose turf area, a maintenance building (1,655 square feet), and associated parking.

Street improvements will be completed along Carmen Avenue, Irene Street and Broadway Street. Each street is currently two-lane and will be improved to Circulation Element designations as approved in the County General Plan. Existing electrical and telephone utilities will be undergrounded. This Project will comply with County Policy H-29: Sustainable Building Policy which establishes the use of sustainable practices using Leadership in Energy and Environmental Design (LEED) criteria. A total of approximately 7.89 acres will be disturbed and 3.55 acres of vacant land will be developed.

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

☒ Lead agency or ☐ Responsible Agency

November 2, 2010
(tentative date)

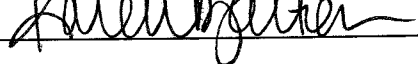
and has made the following determinations regarding the above described project:

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 Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

General Public at: Redevelopment Agency
for the County of Riverside
3043 10th Street, 5th Floor
Riverside, CA 92501

Signature: (Public Agency)  Title: Board Assistant

Date: December 14, 2010 Date received for filing at OPR: _____

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

Revised 2005

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD