

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

430



FROM: Successor Agency to the Redevelopment Agency

SUBMITTAL DATE:
October 25, 2012

SUBJECT: Public Hearing – Resolution No. 2012-014, Approval of the Lease and Operating Agreement between the Successor Agency to the Redevelopment Agency for the County of Riverside and the Family Services Association, a California non-profit corporation, for the Rubidoux Child Development Center

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing pursuant to Section 33431 and 33433 of the Health and Safety Code;
2. Make findings that the Project is Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, (Existing Facilities) as the Rubidoux Child Development Center is an existing public building and there will be no expansion beyond what currently exists;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

COMPANION ITEM ON BOARD AGENDA: No

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

MINUTES OF THE BOARD OF SUPERVISORS OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and the agreement is tentatively approved pending final action by the oversight board.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: November 6, 2012
xc: RDA, EDA, Auditor, Recorder

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 2/2

Agenda Nurr

4.6

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 10/16/12
Environmental Concurrence

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

RECOMMENDED MOTION: (Continued)

3. Adopt Successor Agency Resolution No. 2012-014, Approval of the Lease and Operating Agreement between Successor Agency to the Redevelopment Agency for the County of Riverside and Family Services Association;
4. Approve the attached Lease and Operating Agreement and authorize the Chairman of the Board to execute same on behalf of the Successor Agency;
5. Authorize the Assistant County Executive Officer/EDA, or designee, to take all necessary steps to implement the Lease and Operating Agreement including signing subsequent, necessary related documents to complete this transaction;
6. Direct the Clerk of the Board to post the Notice of Exemption; and
7. Direct staff to submit the agreement to the Oversight Board for formal review and approval.

BACKGROUND:

The Successor Agency to the Redevelopment Agency for the County of Riverside is the owner of record of the Rubidoux Child Development Center consisting of approximately 14,336 square feet plus adjacent parking lot area located at 3865 Riverview Drive, in the city of Jurupa Valley. The Successor Agency desires to operate a Child Care Center at the property and enter into a Lease and Operating Agreement with a Child Care Provider.

The County desires to lease the property to the Family Service Association (FSA), a California non-profit corporation, to operate the Rubidoux Child Development Center. FSA will provide Child Care Services and other related programs.

The term of the agreement shall be for a five year period commencing on the Effective Date and may be extended with proper notice for three separate five year periods. FSA shall pay \$1,500.00 per month to the County for the initial term of the agreement which shall constitute rent under this agreement.

Notice of the public hearing has been published pursuant to the requirements of Health and Safety Code § 33431 and Government Code § 6066. A report pursuant to Health & Safety Code § 33433 has been prepared and made available for review and is attached to this Form 11.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities Class 1 and General Rule Exemption Section 15061, a Notice of Exemption will be filed with the County Clerk. The proposed project, the Lease and Operating Agreement, is the letting of property involving existing facilities and no expansion of existing use will occur.

This Form 11, Resolution as well as the Lease and Operating Agreement have been reviewed and approved by County Counsel as to legal form.

(Continued)

Successor Agency to the Redevelopment Agency
Public Hearing – Resolution No. 2012-014, Approval of the Lease and Operating Agreement
between Redevelopment Agency for the County of Riverside and the Family Services Association
October 25, 2012
Page 3

Attached Documents:
Resolution 2012-014
Notice of Exemption
Notice of Intent
Summary Report

BOARD OF SUPERVISORS

SUCCESSOR AGENCY

RESOLUTION NO. 2012- 014

**AUTHORIZATION TO LEASE REAL PROPERTY FROM THE SUCCESSOR
AGENCY TO THE FAMILY SERVICE ASSOCIATION**

(Second District)

I. WHEREAS, the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) is the owner of record of certain real property located at 3865 Riverside Drive, Riverside County, California (the "Property"), which is more particularly described in Exhibit A, attached and incorporated herein by reference.

II. WHEREAS, the Redevelopment Agency for the County of Riverside formerly owned that certain real property located at 3865 Riverview Drive, Riverside County, California (the Property), which is more particularly described in the legal description as set forth in Exhibit A as Parcel B, attached and incorporated herein by reference;

III. WHEREAS, the Riverside County Board of Supervisors formerly adopted redevelopment plans for Redevelopment Project Area Nos. 1-1986, Jurupa Valley, Mid-County, Desert Communities and the I-215 Corridor, as amended, (the "Project Areas");

IV. WHEREAS, pursuant to Section 33670 of the Health and Safety Code, the Agency formerly began receiving tax increment from the Project Areas in January 1988, and continued to receive annual tax increment revenue;

V. WHEREAS, pursuant to Section 33430 of the Health and Safety Code, the Agency could within the survey area or for purposes of redevelopment sell, lease, exchange, subdivide, transfer, assign, pledge or otherwise dispose of any real or personal property or any interest in property;

VI. WHEREAS, the leasing of the Property by the Successor Agency is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA

1 Guideline Section 15301 because the use set forth herein is not an expansion of the
2 use beyond that considered in the Negative Declaration;

3 VII. WHEREAS, the Property includes the newly completed Rubidoux Child
4 Development Center (the "Center"), which consists of one 14,336 square foot building
5 and adjacent landscaping, parking lot, and thirty (30) parking spaces, as depicted on
6 Exhibits "B" and "C", attached , and incorporated herein by reference;

7 VIII. WHEREAS, the State Legislature passed AB X1 26 and AB X1 27 in the
8 2011-2012 Legislative Session which authorized either a total dissolution of the
9 Redevelopment Agencies in the State of California or would authorize the
10 Redevelopment Agencies to operate on the condition they agree to compensate the
11 state on an annual basis;

12 IX. WHEREAS, on July 18, 2011, the California Redevelopment Association
13 and the California League of Cities filed a petition with the State Supreme Court to
14 overturn this legislation;

15 X. WHEREAS, the California State Supreme Court, on December 29, 2011,
16 upheld AB X1 26 allowing the State to dissolve the agencies effective February 1,
17 2012, and striking down AB X1 27, which would have allowed the agencies the option
18 to continue to operate provided they compensate the State;

19 XI. WHEREAS, AB X1 26 provides that Redevelopment assets will be
20 transferred by operation of law to a Successor Agency;

21 XII. WHEREAS, the Successor Agency to the former Redevelopment Agency
22 for the County of Riverside is a separate public entity;

23 XIII. WHEREAS, Successor Agency desires to assist in providing facilities for
24 the Center that are in the vital and best interest of the residents of Rubidoux and
25 Jurupa Valley area;

26 XIV. WHEREAS, FSA Child Development Services offers a variety of
27 programs for children and their families;

28

1 XV. WHEREAS, FSA's Child Development Centers provide a safe,
2 stimulating and enriching environment with highly qualified and dedicated staff, to care
3 for children from infancy through preschool age;

4 XVI. WHEREAS, FSA programs provide activities and opportunities to develop
5 independence in an environment that encourage growth and positive self-awareness;

6 XVII. WHEREAS, FSA programs offer opportunities for appropriate social
7 interactions, in a loving atmosphere that develops respect for self and property;

8 XVIII. WHEREAS, Each FSA Center provides a well-balanced curriculum with
9 emphasis on children's social/emotional skills in an enriched cognitive environment.
10 This setting ensures that children's needs (intellectual, physical, emotional, social and
11 creative) are appropriately met at a variety of levels;

12 XIX. WHEREAS, each FSA Center encourages strong parental participation;

13 XX. WHEREAS, FSA desires a facility in which to provide childcare services
14 in the community of Rubidoux and Jurupa Valley to provide these services;

15 XXI. WHEREAS, FSA serves low and moderate income families;

16 XXII. WHEREAS, the purpose of this Agreement is to provide these services to
17 the community;

18 XXIII. WHEREAS, a report has been prepared and made available for public
19 review pursuant to Health and Safety Code Section 33433; and

20 XXIV. WHEREAS, the Successor Agency and FSA desire to enter into a
21 Lease and Operating Agreement for the Property in accordance with the terms and
22 conditions therein.

23 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND**
24 **ORDERED** by the Board of Supervisors of the County of Riverside, State of California,
25 as follows:

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

1 2. That the Lease and Operating Agreement between the Successor
2 Agency for the County of Riverside and the Family Services Association is approved.

3 3. That the Chairman of the Board of Supervisors is authorized to execute
4 the Lease and Operating Agreement, which is attached as Exhibit "A".

5 4. That the Assistant County Executive Officer/EDA or designee is hereby
6 authorized to take necessary steps to complete this transaction including executing
7 subsequent relevant and necessary documents, subject to County Counsel approval.

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

18
19
20
21
22
23
24 MH:sl/100312/RV510/15.202 S:\Real Property\TYPING\Docs-15.000 to 15.499\15.202.doc
25
26
27
28

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS 10-16-12

EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. _____

LEGAL DESCRIPTION: A PORTION OF LOTS 2 & 12, IN BLOCK 1 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, LYING IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY.

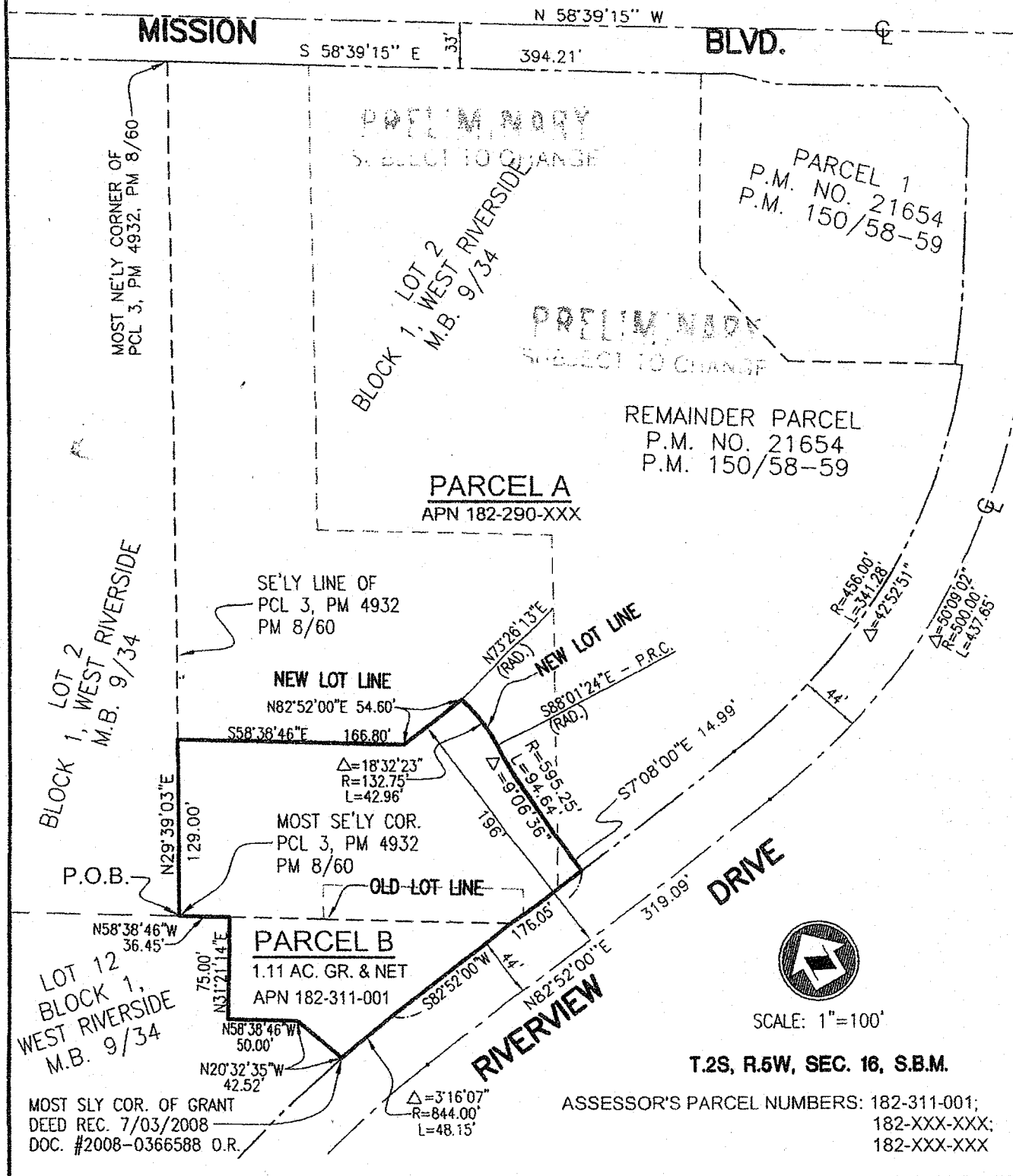


EXHIBIT "A" - LEGAL DESCRIPTION

LOT LINE ADJUSTMENT NO. _____

BEING A PORTION OF LOTS 2 AND 12 IN BLOCK 1 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, LYING IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF PARCEL 3 OF PARCEL MAP 4932 RECORDED IN MAP BOOK 8, PAGE 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 29°39'03" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 129.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 129.00 FEET NORTHEASTERLY OF THE MOST SOUTHWESTERLY LINE OF SAID LOT 2, BLOCK 1 OF WEST RIVERSIDE;

THENCE SOUTH 58°38'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 166.80 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 196.00 FEET NORTHERLY OF THE CENTERLINE OF RIVERVIEW DRIVE;

THENCE NORTH 82°52'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 54.60 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 132.75 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73°26'13" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°32'23", AN ARC LENGTH OF 42.96 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE EASTERLY, HAVING A RADIUS OF 595.25 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 88°01'24" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'36", AN ARC LENGTH OF 94.64 FEET;

THENCE SOUTH 7°08'00" EAST, A DISTANCE OF 14.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE, BEING A 44.00 FOOT HALF WIDTH RIGHT-OF-WAY;

THENCE SOUTH 82°52'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.05 FEET TO THE BEGINNING OF CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 844.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°16'07", AN ARC LENGTH OF 48.15 FEET TO THE MOST SOUTHERLY CORNER OF A CERTAIN PARCEL CONVEYED TO THE "REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE" BY A GRANT DEED RECORDED JULY 3, 2008 AS DOCUMENT NO. 2008-0366588 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 20°32'35" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL CONVEYED TO THE "REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE", A DISTANCE OF 42.52 FEET;

THENCE NORTH 58°38'46" WEST ALONG SAID SOUTHWESTERLY LINE, DISTANCE OF 50.00 FEET;

THENCE NORTH 31°21'14" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO THE "REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE", A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 2, BLOCK 1 OF WEST RIVERSIDE;

THENCE NORTH 58°38'46" WEST ALONG SAID SOUTHWESTERLY LINE, DISTANCE OF 36.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,492 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.



PREPARED UNDER MY SUPERVISION

PRELIMINARY
SUBJECT TO CHANGE

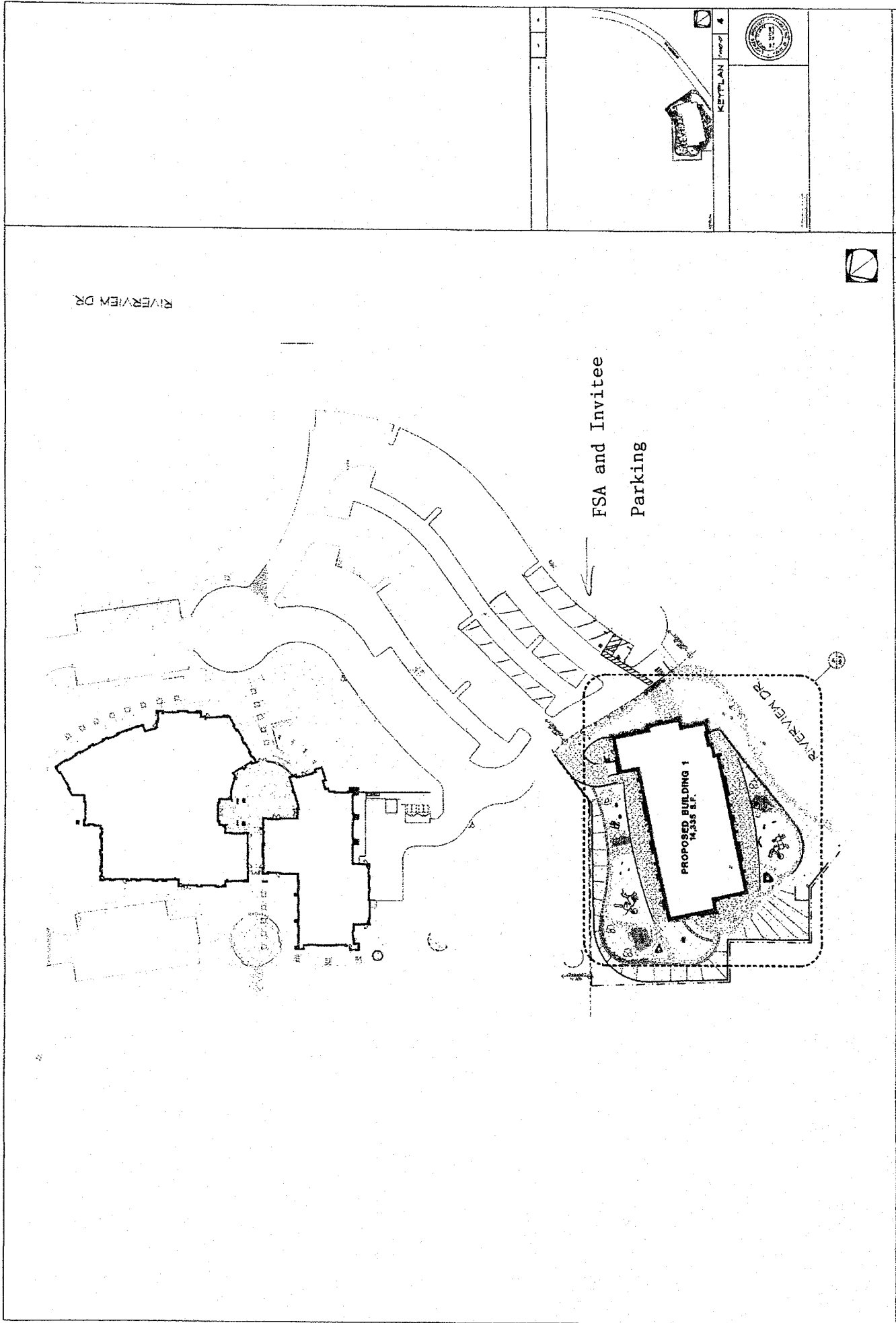
BRIAN D. FOX
PROFESSIONAL LAND SURVEYOR NO. 7171
REGISTRATION EXPIRES: 12/31/2013

DATED: _____

T.2S, R.5W, SEC. 16, S.B.M.

ASSESSOR'S PARCEL NUMBERS: 182-290-005; &
PCL. MERGER A & PCL. MERGER B

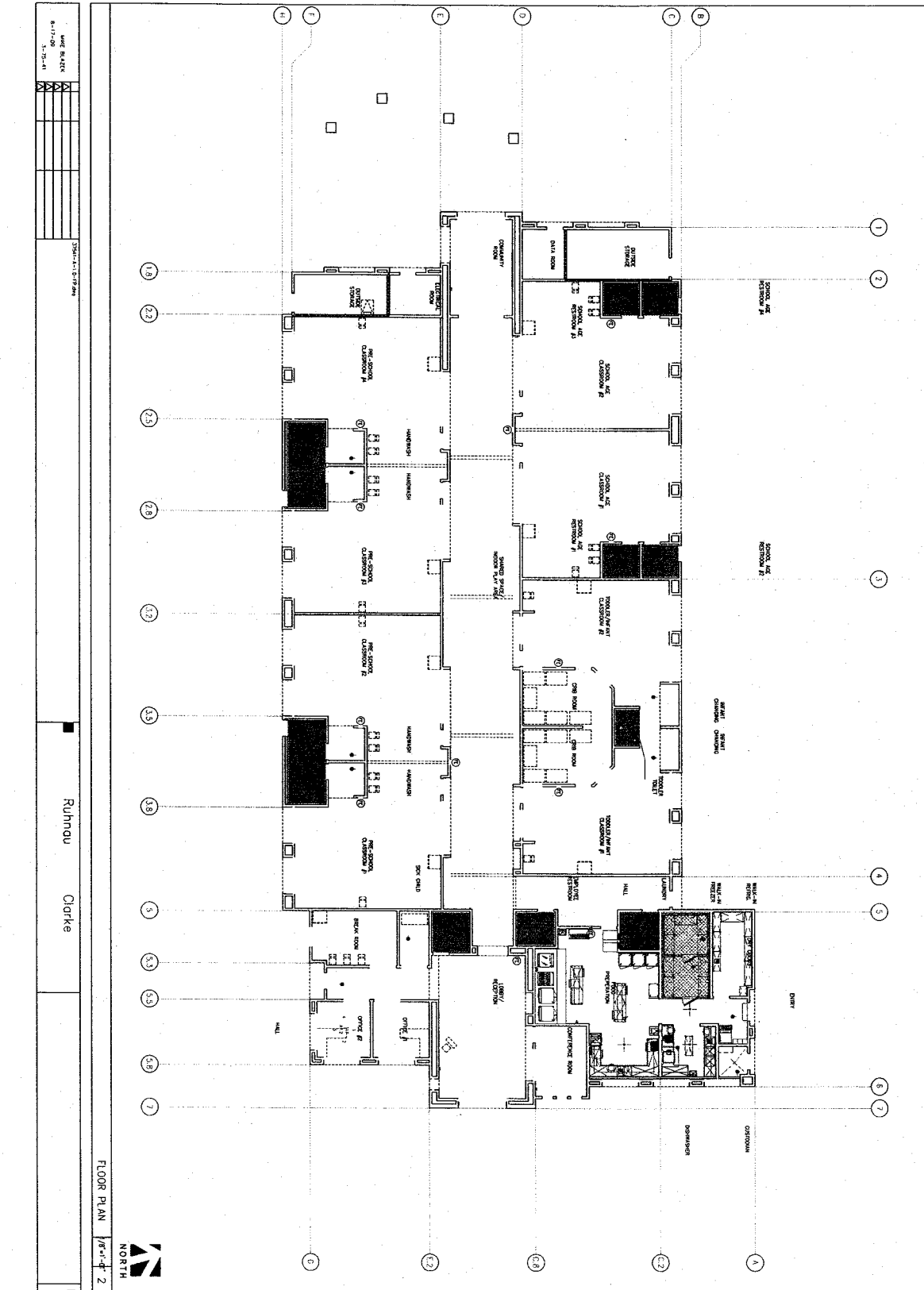
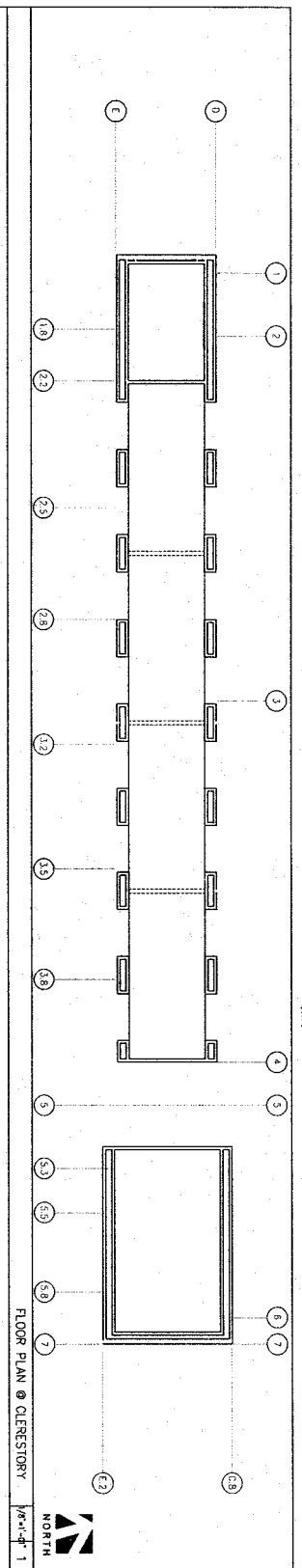
EXHIBIT "B"



SITE PLAN 1:50 28 APPROVALS

<p>DATE: 04/28/2014 TIME: 10:00 AM DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT NO: [Number]</p>	<p>RUBINOUX CHILD DEVELOPMENT CENTER RIVERSIDE COUNTY, CALIFORNIA RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY</p>	<p>OVERALL SITE PLAN AS-1</p>
---	---	---

EXHIBIT "C"



DATE: 8-17-05
 3:25:41

SCALE: 1/8" = 1'-0"

APPROVALS

Ruhnou Clarke

FLOOR PLANS

A-1.0

<p>KEYNOTES</p> <p>LEGEND</p> <p>WALL LEGEND</p>	<p>APPROVALS</p>
	<p>FLOOR PLANS</p> <p>A-1.0</p>



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

11/8/12
Date

KB
Initial

Date: October 15, 2012
To: Mary Ann Meyer, Office of the County Clerk
From: John Alfred, Acting Senior Environmental Planner, Project Management Office
Subject: County of Riverside Economic Development Agency Project # FM047611051000

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to Mail Stop #1330 Attention: John Alfred, Acting Senior Environmental Planner, Economic Development Agency, 3403 10th Street, Suite 400. Riverside, CA 92501. If you have any questions, please contact John Alfred at 955-4844.

Attachment

cc: file

Signed: _____ Date: _____

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency



NOTICE OF EXEMPTION

October 15, 2012

Project Name: Successor Agency to the Redevelopment Agency for the County of Riverside, Rubidoux Child Development Center

Project Number: FM047611051000

Project Location: APN: 182-290-006, 3865 Riverview Drive, Jurupa, CA 92501. Latitude: 33° 59' 56.0508"N, Longitude: -117° 24' 55.0692"W. (See attached exhibit).

Description of Project: The Successor Agency to the Redevelopment Agency for the County of Riverside is the owner of record of the Rubidoux Child Development Center consisting of approximately 14,336 square feet plus an adjacent parking lot area located at 3865 Riverview Drive, in the city of Jurupa Valley, Riverside County, California, which is more particularly described in exhibit A as Parcel B. The Successor Agency desires to operate a Child Care Center at the property and enter into a Lease and Operating Agreement with a Child Care Provider. The County desires to lease the property to the Family Service Association (FSA), a California non-profit corporation, to operate the Rubidoux Child Development Center. FSA will provide Child Care Services and other related programs.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities, Class 1 and General Rule Exemption Section 15061

Reasons Why Project is Exempt: The project is exempt from the provisions of CEQA specifically by CEQA Guidelines:

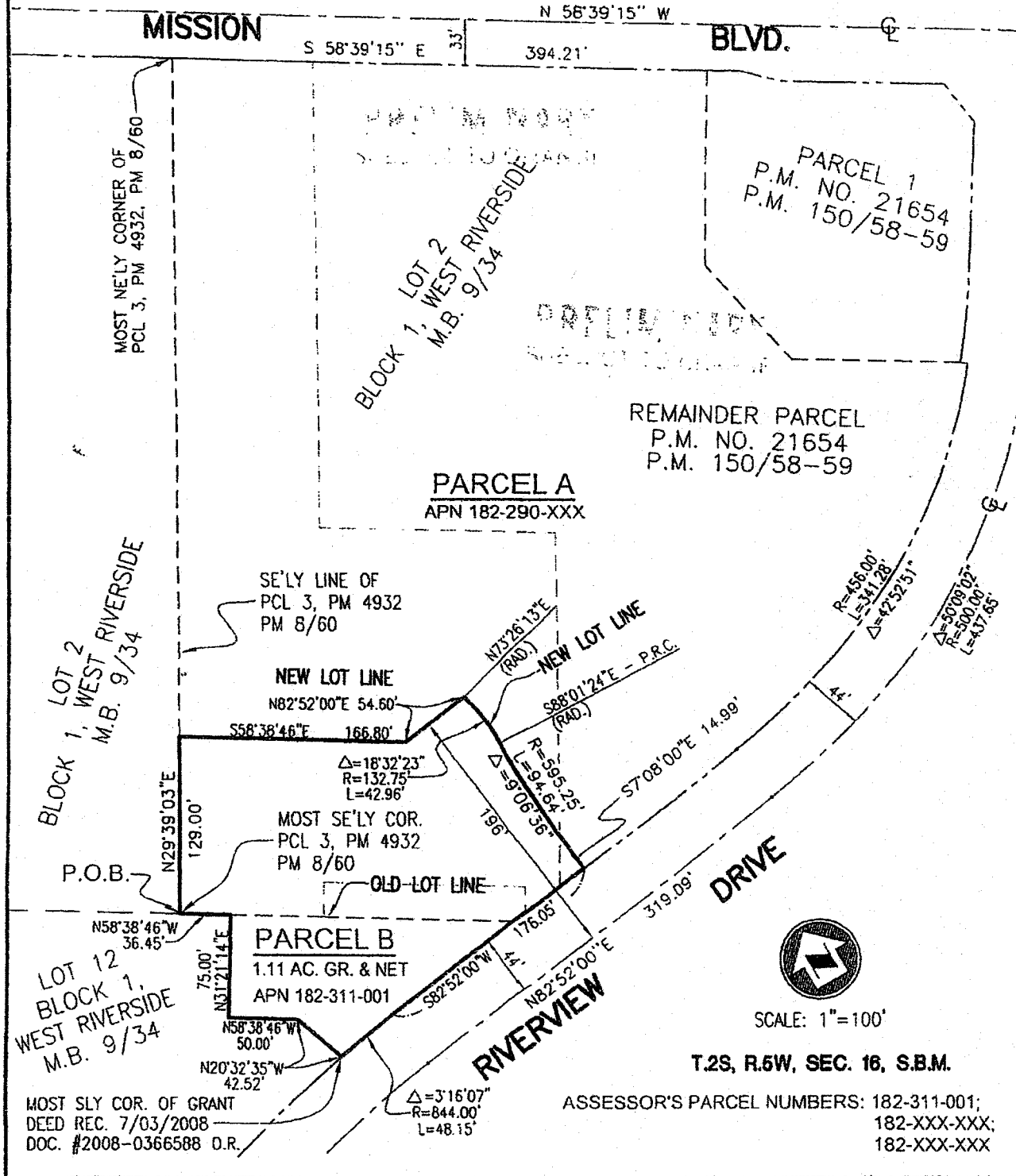
- Section 15301, Class 1 – Lease and Operating Agreement, is the letting of property involving existing facilities and no expansion of existing use will occur; and
• Section 15061 - With certainty, there is no possibility that the proposed project may have a significant effect on the environment.

Signed: [Signature] Date: 10.15.12

John Alfred, Acting Senior Environmental Planner
County of Riverside, Economic Development Agency

EXHIBIT "B" - MAP LOT LINE ADJUSTMENT NO. _____

LEGAL DESCRIPTION: A PORTION OF LOTS 2 & 12, IN BLOCK 1 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 34 OF MAPS, SAN BERNARDINO COUNTY RECORDS, LYING IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY.



RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: **Rubidoux Child Development Center**

Accounting String: **524830-47220-7200400200- 6340-26000-FM047611051000**

DATE: October 15, 2012

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **John Alfred, Acting Senior Environmental Planner, Economic Development Agency**

Signature: _____

PRESENTED BY: **Maribel Hyer, Real Property Agent, Economic Development Agency**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____

**SUMMARY REPORT FOR THE
LEASE AND OPERATING AGREEMENT**

BY AND BETWEEN

**THE SUCCESSOR AGENCY FOR THE COUNTY OF RIVERSIDE,
(Landlord)**

AND

**FAMILY SERVICE ASSOCIATION
a California non profit corporation
(Tenant)**

FOR

Jurupa Valley Redevelopment Project Area

October 5, 2012

**REUSE ANALYSIS
SUMMARY REPORT**

**LEASE
BY AND BETWEEN
THE SUCCESSOR AGENCY FOR THE COUNTY OF RIVERSIDE
(LANDLORD)
AND
FAMILY SERVICE ASSOCIATION
a California non-corporation
(Tenant)**

INTRODUCTION

The Successor Agency for the County of Riverside (Landlord) owns certain property located at 3865 Riverview Drive, in the City of Jurupa Valley. The property was acquired by the former Redevelopment Agency and is within the Jurupa Valley Redevelopment Project Area which was adopted in order to eliminate blight and revitalize the substandard physical and economic conditions that exist within the Project Area. The property consists of approximately 1.11 acres of commercial land.

On July 15, 2008, the Board of Directors for the Redevelopment Agency (RDA) for the County of Riverside approved an agreement between RDA and Rhunau Rhunau Clark and Associates, Inc., architects, for design and construction management services for the Rubidoux Child Development Center. The design plans and specifications for the project were then completed. The plans provided for a 14,335 square foot Child Development Center facility located on the site set forth above. The facility will provide approximately 168 licensed child care slots for children up to five (24 infants/toddlers and 144 preschoolers). The facility will also include an outdoor play area and a full service kitchen for food preparation. On July 15, 2008, the Board of Directors for the former RDA approved a construction agreement between the RDA and R.I.C. Construction Company, Inc. for construction of the project. The project will comply with Board Policy H-29: Sustainable Building Policy, which establishes the use of sustainable practices using Leadership in Energy and Environment Design (LEED) criteria. The project is now substantially complete.

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 that would result from construction and implementation of the project. The analysis within the initial study demonstrates that the project would not have any significant impacts with implementation of the mitigation measure contained in the initial study. The Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated for the mandated 30-day public review and comment period from November 23, 2010, to December 24, 2010.

The Successor Agency intends to enter into a Lease and Operating Agreement with the Family Service Association, Inc., a California non-profit corporation (FSA) to enable FSA to provide Child Development Services at the facility for the benefit of the community. The Family Service Association will provide day care services together with related programs for children up to age five.

California Community Redevelopment Law requires a report be prepared to provide information about the provisions of this Agreement as provided under Health and Safety Code section 33433 as follows:

(i) The cost of the agreement to the Landlord, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the Landlord, plus the expected interest on any loans or bonds to finance the agreements.

(ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the Plan.

(iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use consistent with the Plan, then the Landlord shall provide as part of the summary an explanation of the reasons for the difference.

(iv) An explanation of why the sale or lease of the property will assist in the elimination of blight, with reference to all supporting facts and materials relied upon in making this explanation.

It is the intent of this Agency Summary Report ("Report") to meet all of these requirements and provide the necessary information and data.

This Report is organized into the following sections:

- Salient Points of the Proposed Agreement
- Cost of the Agreement to the Landlord
- Estimated Value of the Interest to be Conveyed
- Comparison of Purchase Price to the Fair Re-Use Value
- How The Agreement Contributes to the Elimination of Blight
- Facts Pertinent to the Agreement

SALIENT POINTS OF THE PROPOSED AGREEMENT

Description of the Property

The property is identified above under the caption "INTRODUCTION." The site and facility is owned by the Successor Agency for the County of Riverside (Landlord). As stated, the site and Child Development Center facility are located on approximately 1.11 acres of commercial land. The site is a portion of a larger 6.1 acre site acquired by the Landlord for the primary purpose of eliminating blight and future development. To accomplish this, in addition to the planned Child Development Center, the Landlord planned and constructed the new Louis Rubidoux Library on the larger portion of the site. A legal description of proposed Child Development Center Project site is attached hereto as Attachment A ("Project Site").

Landlord Responsibilities

1. The Landlord will lease the property to Tenant for the purposes designated in the Jurupa Valley Redevelopment Project Area Plan, which is to provide services to the community.
2. The Landlord will provide the Child Development Center Facility for Tenant to perform Child Care Services and to provide related child care programs.
3. The Landlord shall provide Maintenance Services at the Facility and provide Furniture and Equipment, a list of which is set forth in the Lease and Operating Agreement.

Tenant Responsibilities

1. The Tenant will lease the Site from the Landlord for \$1,500 per month for the first sixty months subject to annual rental increases of three (3%) percent.
2. Tenant is to provide all Child Development Services including but not limited to day care, food preparation, and educational and related programs.
3. The Tenant shall provide for all janitorial services and be responsible to keep the facility in a clean and safe condition. Tenant shall do all other things required for the continuance of all such services. Tenant shall be responsible for the payment of any applicable taxes, assessments, or fees due to Tenant's occupancy and/or use of the facility.
4. Tenant shall be responsible for payment of all utilities including but not limited to electricity, water, gas, telephone, and refuse collection.

COST OF THE AGREEMENT TO THE LANDLORD

The cost of acquiring the Site by the Landlord was approximately \$2,005,500. In addition to this, approximately \$11,467,500 was expended for the entire Child Development Center Project including planning and construction, project management, testing and inspection services, fixtures, furniture, and equipment, information technology, utility relocation and development fees, County Counsel Fees, and other related costs and expenses. The foregoing figures are estimated amounts and do not include either an allocation of interest or an allocation of the cost of staff time expended on the acquisition of the Site or the negotiation of the Lease and Operating Agreement.

ESTIMATED VALUE OF THE INTEREST TO BE CONVEYED

The value of the Lease and Operating Agreement is \$1,500 per month for the five year term subject to three (3%) annual increases. The Agreement provides for three separate five (5) year term extension periods.

The value of the Lease and Operating Agreement is derived based upon lease transaction comparables in the area.

COMPARISON OF PRICE TO THE FAIR MARKET VALUE AND THE FAIR RE-USE VALUE

The fair market rental value of the facility is \$17,919.00 per month and the fair re-use value is \$1,500.00 per month. The vast difference is due to the need to attract a non-profit child care provider to perform professional child care services and provide related child care programs to benefit the community at large. These providers are focused on non profit services and not necessarily on profit making ventures. Such Child Care Providers are mainly formal non profit entities and rely solely on revenues from child care services and governmental grants to sustain them. The service provider /tenant will provide these services to the community, which will contribute to bring a former blighted property to its highest and best use.

HOW THE AGREEMENT CONTRIBUTES TO THE ELIMINATION OF BLIGHT

Previously, the site was undeveloped. The site is within the former Jurupa Valley Redevelopment Project Area of the former Redevelopment Agency. The location of the previously undeveloped site in its undeveloped condition contributed to the blight of the community. Thereafter, the Child Development Center was planned and constructed to bring a benefit to the community. The new Lease and Operating Agreement with a Child Care Provider will complete this project and bring child care and related programs to the community.

FACTS PERTINENT TO THE AGREEMENT

FACTS PERTINENT TO THE AGREEMENT

1. The lease of the Facility under the conditions set forth in the Agreement will assist in the elimination of economic and physical blight.
2. The lease of the facility and site is consistent with the Agency's Implementation Plan adopted pursuant to California Health and Safety Code Section 33490.

Statement of Support

The primary purpose of redevelopment is to alleviate conditions of physical and economic blight and the Lease and Operating Agreement for the newly constructed Child Development Center provides for the highest and best use of the formerly blighted property and provides a benefit to the community at large as well as productive use. In addition, the Lease and Operating agreement will promote job opportunities called for by the implementation plan adopted by the former Agency for the Jurupa Valley Project Area.

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

Notice is hereby given pursuant to Sections 33431 and 33433 of the California Health and Safety Code and Section 6066 of the Government Code this Notice of Intent that the Board of Supervisors of the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) intends to lease real property identified as Assessor's Parcel Numbers 182-290-006 also known as the Rubidoux Child Development Center and it will consider Resolution 2012-014 on November 6, 2012, 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 DESCRIPTION AND LOCATION

The Successor Agency intends to lease this parcel and the facility to the Family Service Association (FSA) to operate a Child Care Center as part of the Agency's Redevelopment Plan. The real property is known as Assessor's Parcel Numbers 182-290-006 which the Agency has developed as the Rubidoux Child Development Center. Construction has been completed and it is appropriate to lease the facility for child care services at this time. A Summary Report has been prepared pursuant to Health & Safety Code Section 33433.

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 at the above address. At the hour set forth above, the Board of Supervisors 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 and the Summary Report at the Riverside County Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, CA 92507, or by calling Steve Gilbert at (951) 955-4824.



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 16, 2012

RIVERSIDE COUNTY RECORD
P.O. BOX 3187
RIVERSIDE, CA 92519

PH: (951) 685-2961
E-MAIL: recordmde@aol.com

RE: NOTICE OF PUBLIC HEARING: RESOLUTION NO. 2012-014

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **TWO (2) TIMES** on **Thursday: October 18 and 25, 2012.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

U. G.

Gil, Cecilia

From: Michael Evans <recordmde@aol.com>
Sent: Tuesday, October 16, 2012 12:31 PM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Res. 2012-014

Hello Again,

I have received the notice for publication.

Thanks and have a nice day

Mike

-----Original Message-----

From: Gil, Cecilia <CCGIL@rcbos.org>

To: recordmde <recordmde@aol.com>

Sent: Tue, Oct 16, 2012 11:51 am

Subject: FOR PUBLICATION: Res. 2012-014

Attached is a Notice of Public Hearing, for above-mentioned Resolution for publication on 2 Thursdays: Oct. 18 and Oct. 25, 2012. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

*THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.*

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE

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

Notice is hereby given pursuant to Sections 33431 and 33433 of the California Health and Safety Code and Section 6066 of the Government Code this Notice of Intent that the Board of Supervisors of the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency) intends to lease real property identified as Assessor's Parcel Numbers 182-290-006 also known as the Rubidoux Child Development Center and it will consider Resolution 2012-014 on November 6, 2012, 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 DESCRIPTION AND LOCATION

The Successor Agency intends to lease this parcel and the facility to the Family Service Association (FSA) to operate a Child Care Center as part of the Agency's Redevelopment Plan. The real property is known as Assessor's Parcel Numbers 182-290-006 which the Agency has developed as the Rubidoux Child Development Center. Construction has been completed and it is appropriate to lease the facility for child care services at this time. A Summary Report has been prepared pursuant to Health & Safety Code Section 33433.

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 at the above address. At the hour set forth above, the Board of Supervisors 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 and the Summary Report at the Riverside County Economic Development Agency, 3403 Tenth Street, Suite 500, Riverside, CA 92507, or by calling Steve Gilbert at (951) 955-4824.

Dated: October 16, 2012

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Willis, Anita <ANITAWILLIS@co.riverside.ca.us>
Sent: Tuesday, October 16, 2012 8:11 AM
To: Hyer, Maribel; Gilbert, Stephen
Cc: Gil, Cecilia; Mahayni, Cheryl
Subject: RE: Rubidoux

The notice can be published without the Board first authorizing it. This is pursuant to RDA law. There is only one action, the authorization to enter into the lease after a public hearing.

Anita C. Willis

Principal Deputy

Office of Riverside County Counsel

Telephone: (951) 955-6300

Facsimile: (951) 955-6322

Please note that County offices are closed every Friday.

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply mail or telephone and immediately delete this email and all of its attachments.

From: Hyer, Maribel
Sent: Tuesday, October 16, 2012 8:07 AM
To: Gilbert, Stephen; Willis, Anita
Subject: FW: Rubidoux
Importance: High

Good morning Anita, please see below and let me know what I should do. Thank you

From: Gil, Cecilia
Sent: Tuesday, October 16, 2012 8:06 AM
To: Hyer, Maribel
Subject: RE: Rubidoux

Maribel,

2 questions. You can ask Cheryl ☺.

- 1) Does your department intend to do the Notice of Intent and the Public Hearing at the same time on Nov. 6?
- 2) Does your counsel approve?

As I've mentioned, we normally would have the Notice of Intent approved by the Board then we publish for the Public Hearing. So, this is something different. Please let me know.

Thank you!

Cecilia Gil

Board Assistant to the