

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

849



**SUBMITTAL DATE:**  
January 27, 2004

Reviewed by  
**CIP TEAM**

**FROM:** Economic Development Agency

**SUBJECT:** Rubidoux Health Clinic Project

**RECOMMENDED MOTION:** That the Board:

- 1) Approve the proposed three acre site located on the southwest corner of Crestmore Road and Mission Boulevard, APN #'s 181-130-002; 181-130-003; 181-130-004; 181-120-015 & 181-130-016 as the preferred site for the development of a new health clinic; and,
- 2) Make the following findings:
  - (a) The project will benefit the Jurupa Valley Redevelopment Project Area ("Project Area") by providing improved health services and eliminating existing blighted conditions within the Project Area;
  - (b) There is no other reasonable means of financing the project, due to limited public funds, which are insufficient to facilitate the construction of a new facility in the area;

Continued on page two.

F:\Shared\RDACOM\DIS2\Rubidoux\Medical Clinic\BOS F11 Findings.doc

*Bradley J. Hudson*  
Bradley J. Hudson,  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	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:	04/05

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** Yes

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE.

**County Executive Office Signature** *Rhonda King*

Consent  
 Policy  
  
 Consent  
 Policy  
  
 Dept's Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:** 11/20/02-3.56; 6/1/03-16.3 | **District:** 2<sup>nd</sup> | **Agenda Number:**

3.17

**RECOMMENDED MOTION (Continued):** That the Board make the following findings:

- (C) The proposed improvements will assist in the elimination of physical blighting conditions within the Project Area by improving the poor overall condition of the area by building a new facility on a vacant lot, which is currently subject to illegal dumping; and,
- (D) The proposed facility is consistent with the Implementation Plan for the Project Area.

**BACKGROUND:** Previous Board of Supervisors action approved in concept the development of a new health clinic for the community of Rubidoux. The actions before the Board today would implement the project by approving the site, adopting a mitigated negative declaration, and authorizing staff to issue a Design and Construction Management Contract RFQ for the programming, design, and construction of the facility.

The proposed project is a partnership between EDA, the Riverside County Regional Medical Center, Community Health Agency, County Human Resources, Exclusive Care, and the Riverside Community Health Foundation. The facility is anticipated at approximately 30,000 square feet and will potentially include multiple patient registration and administrative areas, waiting rooms, exam rooms, radiology, medical laboratory, nutrition services, medical supplies and equipment storage, medical records storage, restrooms, physician offices, classrooms, space for the Women, Infants, and Children (WIC) program, and possibly a retail pharmacy. Services will include: primary and specialty medical services including pediatric and obstetrical services; traditional public health services such as family planning, communicable disease services, HIV/AIDS testing and counseling, the WIC program, public health nursing, and adolescent health services; occupational health services; pre-employment physicals; and services for Exclusive Care customers. The ultimate design and service delivery methods will be finalized in conjunction with the programming phase of the project.

As part of EDA's Rubidoux revitalization efforts, the Agency has acquired four parcels on the corner of Mission Boulevard and Crestmore Road (see attached map). With the acquisition of an additional parcel, the Agency will be able to accommodate the new Rubidoux Health Clinic. The environmental review for the proposed Health Clinic located on the southwest corner of Mission Boulevard and Crestmore Road has been completed. Based on the Initial Study findings, after mitigation, there will be no significant impacts on the environment; consequently, we are asking the Board to approve the project on the suggested site.

Staff recommends that the Board adopt the Mitigated Negative Declaration, adopt a De Minimus Finding for the Mitigated Negative Declaration for the project pursuant to the guidelines set forth in the California Environmental Quality Act, approve the proposed site, authorize the Agency to negotiate the purchase of the parcel and authorize staff to issue a Design and Construction Management Contract RFQ for the programming, design, and construction of the facility. EDA staff will return to the Board for approval of the budget and the final design.

RUBIDOUX HEALTH CLINIC

MISSION BLVD.

CRESTMORE RD.



1 inch = 122 ft, 919 ft x 1202 ft

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