

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

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SUBMITTAL DATE:
January 27, 2004

FROM: Redevelopment Agency

SUBJECT: Rubidoux Health Clinic Project

RECOMMENDED MOTION: That the Board:

- 1) Approve staff's proposal for a health clinic in Rubidoux;
- 2) Adopt a De Minimis Finding and Mitigated Negative Declaration for the Environmental Assessment #RDA/CEQA 2004-14 based on the findings incorporated in the Initial Study and the conclusion that the proposed project will not have a significant impact on the environment;
- 3) 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 the new health clinic;

(Continued to Page 2.)

Reviewed by
CIP TEAM
Departmental Concurrence

F:\Shared\RDACOMDIS2\Rubidoux\Medical Clinic\BOD F11 Approve Project and Env.doc

Bradley J. Hudson, 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:	04/05

COMPANION ITEM ON BOARD OF SUPERVISORS 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.**

County Executive Office Signature

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

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

Agenda Number:

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RECOMMENDED MOTION (Continued):

- 4) Authorize the Redevelopment Agency ("Agency") to negotiate the purchase of the one remaining parcel needed for the site and direct staff to return to the Board with the acquisition agreement; and
- 5) Authorize staff to issue a Design and Construction Management Contract RFQ for the design and construction of the new health center.

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.

MITIGATED NEGATIVE DECLARATION

Project Title:

Rubidoux Health Clinic Project

Project Applicant:

Redevelopment Agency for the County of Riverside

Telephone Number:

(909) 955-1151

Project Location:

5252 Mission Boulevard in the unincorporated community of Rubidoux

Project Description:

The project consists of the construction of a 25,000-40,000 square foot medical building on approximately three acres for use by Community Health Agency, Department of Public Health, Riverside County Regional Medical Center and Riverside County Human Resources for the Rubidoux Health Clinic.

FINDING

The Redevelopment Agency for the County of Riverside has reviewed the above project in accordance with the "Rules for Riverside County Implementing the California Environmental Quality Act", and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study have been added to the project and are hereby made part of this Negative Declaration.

This determination is based upon an Initial Study. The Initial Study is available for review during normal business hours (8:00 a.m. to 5:00 p.m. Monday thru Friday) at the County of Riverside Economic Development Agency, 3525 Fourteenth Street, Riverside, CA 92501, Telephone (909) 955-8916.

Prepared By:



Colby Cataldi, Regional Manager

Date:

NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

Adopted by:

Date:

- Redevelopment Agency for the County of Riverside Board of Directors

RUBIDOUX HEALTH CLINIC



1 inch = 122 ft, 919 ft x 1202 ft

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