

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



FROM: Redevelopment Agency

SUBMITTAL DATE:
August 10, 2004

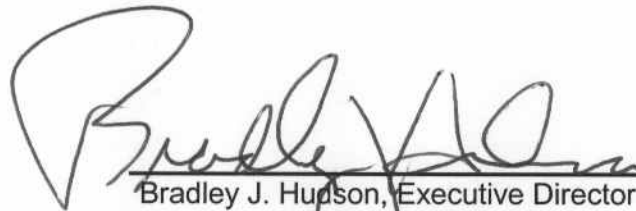
SUBJECT: Rubidoux Fire Station

RECOMMENDED MOTION: That the Board:

- 1) Adopt a De Minimis Finding for the Environmental Assessment #RDA/CEQA 2004-18 based on the findings incorporated in the Initial Study and the conclusion that a Mitigated Negative Declaration will be incorporated stating that the proposed project will not have a significant impact on the environment;
- 2) Approve the Plans and Specifications for the Rubidoux Fire Station;
- 3) Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Rubidoux Fire Station; and
- 4) Approve an estimated construction budget of \$3,000,000.

BACKGROUND: (On page 2)

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Bradley J. Hudson, Executive Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 3,000,000	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: Jurupa Valley Redevelopment Capital Improvement Funds, Aqua Mansa Industrial Growth Association (AMIGA) Developer Mitigation Funds, and Rubidoux Community Services District (RCSD) Fire Mitigation Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

JUL 29 2004

County Executive Office Signature

Bronda King

BY *Lee A. V. ...*

Dept'l Recomm.:
Per Exec. Ofc.:

Policy
 Policy

Consent
 Consent

Prev. Agn. Ref.: 08/13/02, 4.1;
04/29/03, 4.5

District: 2

Agenda Number:

4.12

BACKGROUND:

Since 2002, the Redevelopment Agency ("Agency"), has worked in conjunction with Rubidoux Community Services District (RCSD) in developing a site for the construction of a new fire facility in the unincorporated community of Rubidoux. Currently, RCSD contracts with the California Department of Forestry for fire protection services in the community. The fire fighting equipment and personnel are currently housed in an undersized aging facility located on Rubidoux Boulevard, adjacent to the offices of the RCSD. Section 33445 of the Health and Safety Code provides that a redevelopment agency may assist in the the construction of buildings, facilities, structures, or other improvements that are of benefit to the project area or the immediate neighborhood in which the project is located.

On August 13, 2002, the board of Supervisors approved the proposed site at the corner of Mission Boulevard and Avalon Street for the Rubidoux Fire Station. It was at this time the board made the following findings: the project assisted in the elimination of physical blighting conditions, the project benefited the Jurupa Valley Project Area, no other reasonable means of financing the project were available to the community, and the proposed facility was consistent with the Jurupa Valley Redevelopment Plan, which was adopted on December 21, 1999.

Also, on August 13, 2002, the board of Directors authorized the Agency to proceed with the purchase of 1.58 acres located on the northwest corner of Avalon Street and Mission Boulevard to assist in the development of the fire station site. Upon acquisition of these parcels, the blighted structures, which had once served as common grounds for vagrancy and graffiti were demolished.

On April 29, 2003, the board of Directors approved a Cooperative Agreement with RCSD which identifies the responsibilities of the Agency and RCSD with regards to project: design, construction, financing, and multi-agency contributions. The RCSD Board allocated \$1,000,000 of the Agua Mansa Industrial Growth Association (AMIGA) developer mitigation funds and \$424,000 in RCSD fire mitigation funds for the Project. The cooperative agreement between the Agency and RCSD allocates \$2,000,000 in redevelopment funds, and \$1,424,000 in fire mitigation funds for design and construction of the Rubidoux Community Fire Station project. The \$2,000,000 will be repaid to the Agency by RCSD pursuant to the California Health and Safety Code; Section 33607.5 through the annual off-set of their pass thru's received in the Jurupa Valley Redevelopment Project Area.

Also, on April 29, 2003, the board of Directors executed an agreement with STK Architecture, Inc. for design and construction management services for the Rubidoux Fire Station. The proposed fire station includes an approximate 5,000 square foot, 3 bay fire station. The new station will house two complete fire crews, 2 type 1 engines, 1 truck engine, and 2 rescue squad vehicles. The Project will provide increased services and faster response times to the residents, commercial and industrial businesses located within the community.

The environmental review for the construction of this proposed project located at 5701 Mission Boulevard, in the community of Rubidoux has been completed. Based on the Initial Study findings with mitigation, there will be no significant impact on the environment.

Agency staff recommends that the Board 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 plans and specifications, authorize the Clerk of the Board to advertise the Notice Inviting Bids, and approve an estimated construction budget of \$3,000,000, so that the Agency may proceed with securing bids for the construction of the Rubidoux Fire Station.

Project Budget:

Construction:	\$2,500,000
Fees and Inspection:	\$ 250,000
Contingency:	\$ 250,000
Total	\$3,000,000