

BACKGROUND:

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. Attached is a Summary Report, which is available to the public, detailing the estimated costs and facts supporting the redevelopment purposes of the project.

Agency staff recommends that the Board conduct this public hearing, pursuant to Section 33679 of the California Health and Safety Code and concur with the previously approved findings of August 13, 2002, so that the RDA may proceed with securing bids for the construction of the Rubidoux Fire Station.

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Summary Report: Rubidoux Fire Station

(as required by Section 33679 of Health and Safety Code: Community Redevelopment Law)

Project

Description: The program for the facility will include 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 proposed project will have landscaping around the perimeter of the facility.

Project Site: The proposed Fire Station site will be approximately 1.58 acres located at 5701 Mission Boulevard, in the unincorporated community of Rubidoux, in the County of Riverside. Assessor Parcel Numbers 179-111-001; 179-111-002; 179-111-003; 179-070-001.

**Project Cost:
(estimated)** The Agency proposes to utilize \$3 million of Jurupa Valley Redevelopment Capital Improvement Funds.

Findings: The proposed construction of a the Rubidoux Fire Station is of benefit to the Jurupa Valley Project Area;

- a. There is no other reasonable means of financing the project, due to limited public funds which are insufficient to address the construction of this project;
- b. The Rubidoux Fire Station is of benefit to the Jurupa Valley Redevelopment Project Area ("Project Area"), because the proposed project will provide increased services and faster response times to the residents, commercial and industrial businesses located within the community; and
- c. The proposed project will assist in the elimination of physical blighting conditions within the Project Area through the abatement of substandard structures, and is consistent with the Redevelopment Plan for the Jurupa Valley Project Area.

Purpose: The proposed project will assist meeting the goals of the Redevelopment Project Area plan for the Rubidoux community by enhancing the public health, safety, and welfare of the overall community by constructing the Rubidoux Fire Station.

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