

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

352



SUBMITTAL DATE:
September 20, 2004

FROM: Economic Development Agency

SUBJECT: Perris Sheriff Station & Family Care Clinic Site

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the use of the sixteen acre site on the northeast corner of Perris Boulevard and San Jacinto Avenue in the City of Perris for the development of a health care clinic, sheriff station, forensic services/evidence warehouse, fueling station and future office space;
2. Approve and authorize the Economic Development Agency (EDA) to proceed with the development of the Perris Sheriff Station and forensic services/evidence warehouse facility;
3. Authorize Facilities Management to proceed with development of the Perris Family Care Clinic;
4. Adopt a De Minimis Finding for the Environmental Assessment based on the findings 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;
5. Approve a budget of \$19 million for the sheriff station and forensic services/evidence warehouse facility and \$8 million for the health clinic project;
6. Authorize Facilities Management to proceed with acquiring the remaining 1.5 acres located at the southeast corner of the site on Assessors Parcel Numbers: 311-190-010, 018, 024, and 025;

Departmental Concurrence

Bradley J. Hudson

BJH:RZ:BJG:TE:NF

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Bradley J. Hudson
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 27,000,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 27,000,000	Budget Adjustment:	no
	Annual Net County Cost:	\$ na	For Fiscal Year:	na

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: no

SOURCE OF FUNDS: CORAL Bond 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

Lisa Brandl

SEP 29 2004

County Executive Office Signature

Lee A. Vinocur

BY _____

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

Prev. Agn. Ref.: 7-13-04, 3.7

District: 1, 3 & 5

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.10_b

Motions Continued:

6. Authorize the EDA to provide up to \$75,000 in initial funds for design of the Sheriffs facilities to be reimbursed by the County of Riverside Asset Leasing Corporation (CORAL) after the issuance of bonds for the project; and,
7. Approve and authorize the Chairman to execute the attached agreement with RDK Consulting, Inc. in the amount of \$300,000 for project management services for the Sheriff Station facilities.

Background:

On July 13, 2004, the Board of Supervisors approved funding for high priority projects in the Capital Improvement Program (CIP) and directed the County Executive Office to proceed with debt financing for the projects through CORAL. Two of the approved projects, the Perris Sheriff Station and the Perris Family Care Clinic will be developed on a portion of a sixteen acre site on the northeast corner of Perris Boulevard and San Jacinto Avenue (the "Site") in the City of Perris ("City"). These two facilities are being relocated from existing sites in the City.

In order to maximize the use of available funding the CIP Team is obtaining private funding for the Palm Springs Family Care Center to make available additional funds for construction of other high priority projects. It is recommended that the forensic services/evidence warehouse facility needed for the Perris Sheriff Station be added to the projects funded in this years CORAL financing package. The completed facility will serve current and future growth in the communities of Romoland, Homeland, Mead Valley, Menifee, Woodcrest, Mockingbird Canyon, Gavillan Hills, Lake Mathews, Perris and Canyon Lake.

Facilities Management is developing a master plan for the full Site which will include 45,000 square feet for the sheriff station, 29,000 square feet for the forensic services/evidence warehouse facility, 23,000 square feet for the health clinic, 75,000 square feet for county office space and one to two acres for a fueling station.

The County currently owns one of the parcels needed for development of the site and Facilities Management is currently in the process of negotiating the acquisition of a second parcel needed as part of a number of real property transfers between the City and the County. It is recommended that the Board authorize the acquisition of four remainder parcels totaling 1.5 acres that need to be acquired from private property owners.

The environmental review for the development of the proposed facilities to occupy the sixteen acre Site in the City has been completed. Based on the Initial Study findings, with mitigation there will be no significant impact on the environment.

Staff recommends that the Board adopt a De Minimus Fining for the Mitigated Negative Declaration for the project pursuant to the guidelines set forth in the California Environmental Quality Act. This will allow the Economic Development Agency to proceed with development of the Sheriff Station and Forensic Services/Evidence Warehouse facility and Facilities Management to proceed with development of the health clinic.

The attached agreement between the County and RDK Consulting, Inc. allocates \$300,000 to provide project and construction management services for the Perris Sheriff Station.

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

Project Title/Location (include county):

Perris Valley Sheriff Station, Forensic Services/Evidence Warehouse Facility, Fueling Station, Health Clinic and County Office Building Project (Initial Study: EDA/CEQA-2004-19). The project is located on the northeast corner of Perris Boulevard and San Jacinto Avenue in the City of Perris, California.

Project Description:

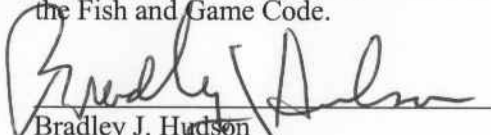
The project consists of the construction and operation of approximately 175,000 square feet of buildings to include a 45,000 square foot sheriff station, a 30,000 square foot forensic laboratory/evidence warehouse, a 25,000 square foot health clinic, a fueling station and a 75,000 square foot county office building. The first phase will include the sheriff station and health clinic. The remaining facilities will be constructed as needed in future phases.

Findings of Exemption:

The site is located in an urban setting that includes primarily government and commercial uses. The project site does not contain nor is it located in close proximity to any natural open space or riparian area, and no significant animal population exists on the site. The proposed project will have no impact on fish or wildlife resources.

Certification:

I hereby certify that the County of Riverside has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Bradley J. Hudson
Assistant County Executive Officer
County of Riverside

Date: _____

Approved by:

- Board of Supervisors [and]
 Board of Directors

Date: 10-5-2004

Agenda Item(s): _____

NOTICE OF DETERMINATION

TO:

— Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

x County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
Central Mail Stop #1420

FROM:

Economic Development Agency
County of Riverside
3525 14th Street
Riverside, CA 92501
Central Mail Stop #1330

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Perris Sheriff Station, Forensic Services/Evidence Warehouse Facility, Health Clinic, Fueling Station and Office Building

_____	Tina English	(951) 955-8916
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Telephone Number

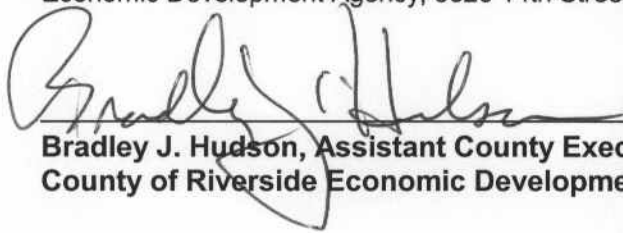
Project Location (include county): The project site is located on the northeast corner of Perris Boulevard and San Jacinto Avenue in the City of Perris, County of Riverside.

Project Description: The project will encompass an approximately 16 acre site. The project will include an approximate 45,000 square foot sheriff station, a 30,000 forensic laboratory and evidence warehouse, a 25,000 square foot health clinic, a one to two acre fueling station and a 75,000 square foot county office building.

This is to advise that the County of Riverside Board of Supervisors have approved the described project with approval effective on September 28, 2004 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at: County of Riverside Economic Development Agency, 3525 14th Street, Riverside, CA 92501



Bradley J. Hudson, Assistant County Executive Officer
County of Riverside Economic Development Agency

Date

MITIGATED NEGATIVE DECLARATION

Initial Study Number:

EDA/CEQA -2004-19

Project Title:

Perris Valley Sheriff Station, Forensics Services/Evidence Warehouse Facility, Health Clinic, Fueling Station and County Office Space Project

Project Applicant:

County of Riverside, Economic Development Agency

Telephone Number:

(909) 955-8916

Project Location:

Northeast corner of Perris Boulevard and San Jacinto Avenue in the City of Perris

Project Description:

The project consists of the construction and operation of approximately 175,000 square feet of buildings to include a 38,000 square foot sheriff station, a 30,000 square foot forensic laboratory/evidence warehouse, a 25,000 square foot health clinic, a fueling station and a 75,000 square foot county office building. The first phase will include the sheriff station and health clinic. The remaining facilities will be constructed as needed in future phases.

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 Mitigated Negative Declaration.

This determination is based upon an Initial Study. The Initial Study is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday thru Thursday and 8:00 a.m. to 5:00 p.m. on alternate Fridays) at the County of Riverside Economic Development Agency, 3525 Fourteenth Street, Riverside, CA 92501, Telephone (909) 955-8916, and at the Office of the Clerk of the Board of Supervisors, 4080 Lemon Street, 14th Floor, Riverside, CA 92501, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, Telephone (909) 955-1060.

Prepared By:


Tina English, Principal Development Specialist

Date:

9-13-04

NOTICE

The public is invited to comment on the Mitigated Negative Declaration. The appropriateness and adoption of the Mitigated Negative Declaration will be considered by the following governing body on the following date in light of the information presented in the Initial Study, the recommendation of Redevelopment Agency staff, and all of the comments received:

Governing Body:

Riverside County Board of Supervisors

Board of Directors of the Redevelopment Agency for the County of Riverside

Proposed Adoption Date of the Mitigated Negative Declaration: EDA/CEQA #2004

Date: October 5, 2004

Time: 9:00 a.m., or as soon thereafter as possible

Location: Board of Supervisors Meeting Room

1st Floor

County Administrative Center

4080 Lemon Street

Riverside, California 92501

PLEASE SUBMIT ALL WRITTEN COMMENTS TO THE FOLLOWING ADDRESS:

County of Riverside Economic Development Agency
C/O Tina English
3525 14th Street
Riverside, California 92501

Please Note: All written comments regarding the Mitigated Negative Declaration must be received by no later than 8:00 a.m. at the Economic Development Agency. Thereafter, comments can be submitted to the Clerk of the Board of the Supervisors prior to or during the public meeting at 9:00 a.m. on September 28, 2004.