

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

q19



SUBMITTAL DATE:
April 13, 2007

FROM: Economic Development Agency

SUBJECT: Proposed Thermal Sheriff's Station and Aviation Education Center Projects-In Concept Project Approval

RECOMMENDED MOTION: That the Board of Supervisors make the following findings in accordance with §33445 of the Health and Safety Code:

1. The proposed Thermal Sheriff's Station and Aviation Education Center projects will benefit the Desert Communities Project Area;
2. No other reasonable means of financing the projects are available as the Thermal Community is predominantly low-income without private interest or funding for the proposed projects;
3. The proposed projects will facilitate the elimination of physical blighting conditions and provide improved access to essential public services and education opportunities; and
4. The projects are consistent with the Redevelopment Implementation Plan adopted for the Desert Communities Project Area.

BACKGROUND: The scope of the proposed Thermal Sheriff's Station project is the development of a 77,000-square-foot station on a 10-acre site that will include a forensic lab, a 12,000-gallon vehicle refueling station and a community room for public meetings. The new station will replace the existing Indio station

Robin Zimpfer
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RZ:DL:CAC:AER
S:\EDA Administration\ANNA's Files\RDA-Thermal\Thermal Aviation Education Center\BOS Form 11 - Findings for Thermal Sheriff & Aviation

Assistant County Executive Officer/EDA

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:	06/07

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: DCPA Redevelopment Funds

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L Sargent*
Jennifer L Sargent

County Executive Office Signature

Policy Policy
Consent Consent

Prev. Agn. Ref.:

District: 4th

Agenda Number:

3.17

Reviewed by
CIP TEAM
C. M. Hans

FORM APPROVED
COUNTY COUNSEL
MAY 2 2007

BACKGROUND (continued):

and will provide improved service to the North Shore, Mecca, Oasis, and Thermal communities as well as the contract cities of La Quinta and Coachella.

The proposed Thermal Aviation Education Center is a 10-acre campus that will have a 20,000-square-foot education center with classrooms, a library and research section and an exhibit hall for cultural events. Adjacent to the Aviation Education Center will be two 12,000-square-foot hangars that will provide space for aviation mechanical and restoration training. The other proposed facilities will include a 5,000-square-foot Sheriff's Aviation Facility, with an adjacent 12,000-square-foot hangar and a 1,000-square foot equipment storage space. This station will provide space for the new helicopter and any future planes designated for eastern Riverside County. There will be a heliport, taxiway to the adjacent Jacqueline Cochran Regional Airport and a 12,000-gallon AV fueling station. The Aviation Education Center campus will provide space for the Palm Springs Air Museum, the Civil Air Patrol, the Boys and Girls Club, the Sheriff's Explorer program and the Experimental Aircraft Association.

Both proposed projects will provide improved access to essential public safety, training and education services. The ancillary off-site improvements including street, sewer and water improvements on Airport Boulevard will remove a significant barrier to economic and community development in the community.

There is a companion item on the Board of Director's Agenda for the approval of an agreement with RDK Consulting, Inc. for project management services on both projects.

Section §33445 of the Health and Safety Code provides that a redevelopment agency may assist in the design or development of improvements that are of benefit to the project area or the immediate neighborhood in which the project is located. Therefore, Agency staff recommends that the Board of Supervisors also make the recommended findings for both the Thermal Sheriff's Station and the Thermal Aviation Education Center.

Additional drainage design for these projects has delayed the completion of the required CEQA (California Environmental Quality Act) documents. Upon completion of the CEQA, the Redevelopment Agency will request all applicable public hearings so that public comments can be heard prior to project approval.