

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

919C



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**

April 13, 2007

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

**RECOMMENDED MOTION:** That the Board of Directors:

1. Make the following findings in accordance with §33445 of the Health and Safety Code:
  - a. The proposed Thermal Sheriff's Station and Aviation Education Center projects will benefit the Desert Communities Project Area;
  - b. 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;
  - c. The proposed projects will facilitate the elimination of physical blighting conditions and provide improved access to essential public services, and education opportunities; and
  - d. The projects are consistent with the Redevelopment Implementation plan adopted for the Desert Communities Project Area;
2. Approve and authorize the Chairman to execute the attached agreement between the Redevelopment Agency and RDK Consulting, Inc. for professional project management services for the Thermal Sheriff's Station and Thermal Aviation Education Center projects; and
3. Authorize the Executive Director of RDA or designee to administer the agreement in accordance with the State's Public Contract Code.

(Continued on Page 2)

*Robin Zimpfer*  
\_\_\_\_\_  
Robin Zimpfer  
Executive Director

RZ:DL:CAC:AER

S:\EDA Administration\ANNA's Files\RDA-Thermal\Thermal Aviation Education Center\BOD Form 11 - Findings for Thermal Sheriff & Aviation Projects.doc

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 587,500	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	06/07

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA:** Yes

**SOURCE OF FUNDS:** DCPA Redevelopment Funds

<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Jennifer L. Sargent*  
\_\_\_\_\_  
Jennifer L. Sargent

County Executive Office Signature

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

**Prev. Agn. Ref.:**

**District:** 4th

**Agenda Number:**

**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 fueling station, and a community room for public meetings. The new station will replace the existing Indio station 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.

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.

For these two projects, RDA selected RDK Consulting, Inc. from a list of pre-qualified consultants for professional project management services after determining the need for coordination between the two projects. County Counsel has reviewed the attached agreement and approved it as to form, and staff is recommending approval by the Board of Directors.

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.

**ATTACHMENT:**

Project Management Services Agreement - RDK Consulting, Inc.