

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

610



**SUBMITTAL DATE:**  
July 6, 2007

**FROM:** Redevelopment Agency

**SUBJECT:** Thermal Sheriff's Station and Aviation Facilities

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

1. Conduct a Public Hearing for Initial Study RDA/CEQA 2007-12;
2. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for Initial Study RDA/CEQA 2007-12 based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment; and
3. Approve the Thermal Sheriff's Station and Aviation Facilities Projects;
4. Approve the Lease and Memorandum of Lease between the Redevelopment Agency and the H.N. and Frances C. Berger Foundation;
5. Authorize the Chairman of the Board to Execute the Lease and Memorandum of Lease;
6. Authorize the RDA Executive Director or designee to execute any subsequent necessary and relevant documents required to implement the Lease; and
7. Authorize the RDA Executive Director or designee to execute any subsequent necessary and relevant documents required by the parcel split.

**BACKGROUND:** (continued on Page 2)

RZ:DL:CAC:AER:JAT

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

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 1.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2007/2008

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

<b>SOURCE OF FUNDS:</b> Redevelopment Agency DCPA Funds- Thermal Sub Area	<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

*Jennifer L. Sargent*  
\_\_\_\_\_  
Jennifer L. Sargent

**County Executive Office Signature**

- Policy
- Policy
- Consent
- Consent

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

**Prev. Agn. Ref.: Item 4.3, 06/12/07**      **District: 4th**      **Agenda Number:**

4.7

COUNTY COUNSEL  
 JUL 10 2007  
 BY Michelle Clark

Departmental Concurrence

**BACKGROUND** (continued):

The Redevelopment Agency for the County of Riverside (RDA) requested from the H.N. and Frances C. Berger Foundation (Foundation) a grant of a 20-acre parcel in Thermal. This site is to be used for the Thermal Sheriff's Station, Sheriff's Aviation Facility and Aviation Education Center. The Foundation agreed to lease the land to RDA for five years and at the end of the term, grant outright title to RDA. The terms and conditions of the lease are:

- The Foundation and the RDA will enter into a 5-year ground lease at a rate of \$1.00 per year.
- RDA will be responsible for the preparation of all agreements and supporting documents (e.g. legal description and plat map), which will be submitted to the Foundation for review and approval.
- RDA will move forward with the design and construction of the Sheriff's Station, Sheriff's Aviation Facility and Aviation Education Center.
- At the end of the lease, the Foundation will grant outright title of the 20-acre parcel to RDA, provided that substantial progress has been made toward completing the Sheriff's Station and Aviation Education Center.
- RDA will not be able to sell the land, and the uses of the parcel must remain public.
- If the foregoing commitments are not met within five years, the Foundation will retain ownership of the 20-acre parcel.
- Ongoing maintenance and operation of the completed facilities will be the responsibility of the County of Riverside.

Findings required for project approval pursuant to Section 33445 of the Health and Safety Code were previously made by the Board of Directors. Therefore, staff recommends approval of the project and the lease with the H.N. and Frances C. Berger Foundation for the Thermal Sheriff's Station and Aviation Education Center.

The environmental review for the construction of the proposed facilities has been completed. Based on Initial Study RDA/CEQA 2007-12 findings, with mitigation there will be no significant impacts on the environment. Agency staff recommends the Board of Directors make the findings, adopt the Mitigated Negative Declaration for the project, and approve the project.

This lease will greatly benefit the residents of the community of Thermal and the rest of the eastern Coachella Valley by providing vital public safety and education facilities that will serve the area's current and future generations.

**SUMMARY:** Size: Approximately 20 acres  
Term: 5 years  
Rent: \$1.00 per year

**Attachments:**

- Proof of Publication
- Lease Agreement and Memorandum of Lease
- Initial Study RDA/CEQA 2007-12
- Mitigation and Monitoring Reporting Program
- Exhibit A Legal Description
- Exhibit B Plat
- Exhibit C Airport Boulevard and Polk Street Improvement Plans