

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



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
July 6, 2007

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

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

1. Conduct a Public Hearing in accordance with Section 33679 of the California Health and Safety Code; and
2. Consent to the Sheriff's Station and Aviation Education Center projects.

**BACKGROUND:** The H. N. and Frances C. Berger Foundation has granted the Redevelopment Agency's request of a grant of an approximately 20-acre parcel located adjacent to the Jacqueline Cochran Regional Airport in the community of Thermal, California to be used for the Thermal Sheriff's Station, Sheriff's Aviation Facility and Aviation Education Center. The 20-acre parcel is being created from a larger property known as APN 759-060-015.

(Continued on Page 2)

Departmental Concurrence

JUL 10 2007

Michelle Clark

RZ:DL:CAC:AER:JAT  
\\RDACOM\DIS4\THERMAL\Berger Lease BOS Form 11 (2).doc

*Robin Zimpfer*  
Robin Zimpfer  
Assistant County Executive Officer/EDA

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

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

**SOURCE OF FUNDS:** N/A

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

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

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: Item 3.17, 06/12/07

District: 4<sup>th</sup>

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

9.19

**BACKGROUND:** (continued)

Title to the land will be conveyed to the Redevelopment Agency (RDA) upon expiration of the 5- year lease provided that substantial completion of the public facilities planned for the site has been completed. 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 for current and future generations.

Attachments:  
Summary Report  
Proof of Publication

Redevelopment Agency for the County of Riverside  
Desert Office - Indio  
44-199 Monroe, Suite B  
Indio, CA 92201  
Phone: (760) 863-2552 Facsimile: (760) 863-2551

**Summary Report: Thermal Sheriff's Station and Aviation Facilities**  
*(As required by Section 33679 of Health and Safety Code: Community Redevelopment Law)*

---

**Project Description:** The 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 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 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 aviation 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.

**Project Site:** The project site is located approximately 660' feet west of Polk Street, on the south side of Airport Boulevard. The site is an approximately 20 acres in size and the north 10 acres will be the site of the Sheriff's Station and the south 10 acres will be the site of the Aviation Education Center.

**Project Costs:** The estimated cost for the Thermal Sheriff's Station is \$25,000,000. The estimated cost for the Thermal Aviation Education Center is \$18,000,000.

**Findings:** The proposed development of the Thermal Sheriff's Station and Aviation Facilities are a benefit to the Thermal Sub-Area of the Desert Communities Project Area (DCPA);

- a. No other reasonable means of financing the project are available to the community. Thermal is a predominately low-income community without private interest or funding for the development

of public facilities to serve the community;

- b. The proposed project will assist in the elimination of physical and economic blighting conditions within the Thermal Sub-Area of the DCPA through the addition of public facilities. The ancillary infrastructure improvements (sewer, water, roads) needed to serve the project will also eliminate economic blight by providing necessary infrastructure essential for future commercial and industrial development that will offer both retail opportunities and serve as job centers; and
- c. The proposed project is consistent with the Redevelopment Plan adopted for the DCPA.

Purpose:

The proposed project meets the following goals and objectives of the Redevelopment Project Area Implementation Plan for the Desert Communities Project Area, Thermal Sub-Area:

- a. Where appropriate to enhance the public health, safety, and welfare of local residents and businesses by providing new or improved public safety facilities to address the high crime rate in the project area that will assist in eliminating economic blighting conditions.
- b. Eliminate and prevent the acceleration of physical blight due to the lack of public safety facilities within the project area that will induce private enterprise investment.
- c. Upgrade the physical appearance of the Project Area through the elimination of a dump sites within the sub-area due to lack of police presence.