

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

641



**FROM:** Economic Development Agency


**SUBMITTAL DATE:**  
May 12, 2009

**SUBJECT:** Bermuda Dunes Community Service Center

**RECOMMENDED MOTION:** That the Board:

- 1) Conduct a Public Hearing in accordance with the Health & Safety Code Section 33679 on the Bermuda Dunes Community Service Center;
- 2) Find as follows:
  - a. The proposed facility is located in Bermuda Dunes and will directly serve the Desert Communities Project Area with increased public safety and code compliance;
  - b. No other reasonable means of financing the project are available to the community, as there is no private interest or available funding sources available for the proposed project;
  - c. The proposed project will facilitate the elimination of physical blighting conditions and provide essential code enforcement and sheriff services;
  - d. The project is consistent with the implementation plan adopted for the Desert Communities Project Area; and
- 3) Consent to the payments by the agency for the project.

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

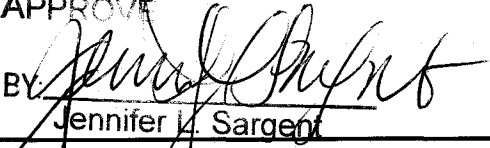
  
 Robert Field  
 Assistant County Executive Officer / EDA / FM

<b>FINANCIAL DATA</b>	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:	08-09

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

<b>SOURCE OF FUNDS:</b> Desert Capital Project Area 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:   
 County Executive Office Signature Jennifer J. Sargent

Reviewed by  
 COP TEAM  
 Departmental Concurrence  
 Christopher Hans  
 DATE: 5/12/09  
 MICHELLE CLACK

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

**Prev. Agn. Ref.:** 4.4, 12/16/08      **District:** 4      **Agenda Number:**

**3.17**

**BACKGROUND:** (Continued)

The Redevelopment Agency for the County of Riverside has identified the need to expand the Public Safety and Code Enforcement services for the community of Bermuda Dunes. The construction of the Bermuda Dunes Public Safety and Community Center will allow the County to provide needed services and a public facility that will benefit the community and provide for community meeting space and eliminate a blighted property in Bermuda Dunes.

The project will provide office space for Riverside County's Code Enforcement, Sheriff's Department and a community meeting room for the general public. The scope of the project includes the construction of a 2,344 sq. ft. building; seventeen secured parking stalls and landscaping. The community room will allow for a variety of public meetings to be held in Bermuda Dunes which currently has no available facility.

The project will have solar panels installed for energy efficiency. The project will be funded by Redevelopment Agency and will have no impact on the County's General Fund. 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 immediate neighborhood in which the project is located. Notice for the public hearing was provided pursuant to Health and Safety code Section 33679.

Therefore, staff recommends that the Board of Supervisors make the recommended findings and consent to the payments by the Redevelopment Agency for the Bermuda Dunes Public Safety and Community Center.

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: Bermuda Dunes Community Services Center Project**  
*(as required by Section 33679 of Health and Safety Code: Community Redevelopment Law)*

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**Project Description:** The Bermuda Dunes Community Services Center; consists of the development of a 2,344 sq. ft. building with seventeen secured parking stalls and landscaping. The construction of the Bermuda Dunes Community Service Center will allow the County to provide needed services and a public facility that will benefit the community and provide for community meeting space and eliminate a blighted property in Bermuda Dunes. The project will provide office space for Riverside County's Code Enforcement, Sheriff's Department and community meeting room for the general public, which currently has no available facility. The project will have solar panels installed for energy efficiency.

**Project Site:** The site is located at 78-400 Avenue 42 in the unincorporated community of Bermuda Dunes. (APN#607-141-024)

<b>Project Costs:</b> <i>(Estimated)</i>	Architectural / Engineering Services	\$114,680
	Construction	<u>\$1,000,000</u>
	<b>Total Estimated Costs:</b>	<b>\$1,115,000</b>

**Redevelopment Funds Allocated: \$1,115,000**

- Findings:**
- a. The proposed development of the community services center is a benefit to the Palm Desert Sub-Area of the Desert Communities Project Area (DCPA) because the addition of the Community Services Center will increase code enforcement and law enforcement in Bermuda Dunes.
  - b. No other reasonable means of financing the project are available to the community. Thousand Palms is a low-income community without private interest or funding for the development of a new fire station or training center;

- c. The proposed facility will assist in the elimination of physical and economic blighting conditions through the addition of public services (Code Enforcement and Law Enforcement); and
- d. The proposed facility is consistent with the Implementation Plan adopted for the DCPA.

Purpose:

The proposed project meets the following goals of the Redevelopment Project Area plan for the Desert Communities Project Area, Palm Desert Sub-Area:

- a. Where appropriate to enhance the public health, safety, welfare, and provides new or improved community facilities.
- b. Promote the improvement and centralization of commercial, industrial and residential areas to make the provision of public services more efficient and to relieve development pressure on agricultural lands.
- c. Upgrade the physical appearance of the Project Area (*through the new construction of a permanent facility*).