

- **Board of Directors**
Asset and Real Property Committee
Recreation Committee

April 11, 2006 Board Meeting

7-1

Subject

Approve dedication of land for a fire station site to the City of Hemet in accordance with the 2002 Diamond Valley Lake Park Specific Plan

Description

In October 2002, the Board of Directors approved the Diamond Valley Lake Park Specific Plan providing for the development of 538 acres of land in the East Recreation Area of Diamond Valley Lake (DVL). The specific plan created six planning areas, including Planning Area 1 for the Southern California Water Education Center and Western Center for Archaeology and Paleontology and Planning Area 2 for the Valley-Wide Recreation and Park District's community park and aquatic facility.

This specific plan was submitted to, and approved by, the City of Hemet in December 2002. The city's approval provided the land use entitlements for the development. With this approval, construction of the museums and community park facilities was able to proceed.

Metropolitan acted as the lead agency for environmental review of the Diamond Valley Lake Park Specific Plan pursuant to the California Environmental Quality Act (CEQA). The inability of existing city fire stations to provide services to the specific plan area within the city's response time standards was identified as potentially significant. In adopting a mitigated negative declaration, Metropolitan incorporated as a mitigation measure the resolution of the fire service issue through dedication of land for a fire station site, funding for facilities and equipment to improve emergency services to the area, or construction of an interim service facility on site to add fire protection in the Specific Plan vicinity until a permanent facility is constructed. This mitigation measure is required to be implemented prior to issuance of the first certificate of occupancy on the project site.

The museum and community park facilities are nearing completion and require that the city provide certificates of occupancy. The city has identified a two-acre site located within the surplus DVL North Property at the northwest corner of Domenigoni Parkway and Searl Parkway that will satisfy Metropolitan's mitigation obligation as stated above. The city has separate funding sources to construct and equip the fire station, and will not accept a temporary facility to serve the extensive development occurring in the area. The dedication of this site will allow the city to commence planning and construction of fire station facilities to serve the surrounding area and will also permit timely opening of the museum and community park facilities (See [Attachment 1](#)). Staff will continue to work with the city to identify alternative fire station locations within Metropolitan's property. If another mutually acceptable site is identified in the next year, the city has agreed to exchange the dedicated site for that property.

Policy

By Minute Item 45043, approved October 8, 2002, the Board of Directors approved the Diamond Valley Lake Park Specific Plan and the Mitigation Measure PS-1 providing for the dedication of land for a fire station prior to issuance of the first certificate of occupancy on the site.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

To comply with CEQA and the State CEQA Guidelines, Metropolitan as the Lead Agency prepared a Mitigated Negative Declaration (MND) for the Diamond Valley Lake Park Specific Plan. The Board later adopted the MND and the Mitigation Monitoring Reporting Program (MMRP) on October 8, 2002. The present board action is solely based on implementing a mitigation measure identified in the MND and adopted by the Board and not on any changes to the approved project itself. Hence, the previously adopted environmental documentation in conjunction with the current action fully complies with CEQA and the State CEQA Guidelines. Accordingly, no further environmental documentation is necessary for the Board to act on with respect to the proposed action.

The CEQA determination is: Determine that the proposed action has been previously addressed in the adopted 2002 MND and the MMRP and that no further environmental analysis or documentation is required.

CEQA determination for Option #2:

None required

Board Options/Fiscal Impacts

Option #1

Adopt the CEQA determination and approve the dedication of two acres of surplus land located at the intersection of Domenigoni Parkway and Searl Parkway to the City of Hemet for the purpose of constructing and operating a fire station.

Fiscal Impact: The dedication of land for the fire station will increase the value of Metropolitan’s remaining surrounding lands by allowing use of the development entitlements granted by the City of Hemet. The amount of this increased value cannot be calculated with certainty.

Option #2

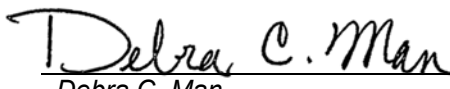
Do not approve land dedication until a mutually alternative site is identified.

Fiscal Impact: None for Metropolitan. Tenants would lose revenue due to inability to occupy and open their facilities.

Staff Recommendation

Option #1


Jill T. Wicke
Manager, Real Property Development and Management Group
3/22/2006
Date


Debra C. Man
for Jeffrey Kightlinger
General Manager
3/22/2006
Date

Attachment 1 – Aerial Map of Proposed Site

BLA #4399

