

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Kevin Hawkins, Assistant City Manager

DATE: March 14, 2023

SUBJECT: Consider an Ad Hoc Subcommittee to Review Temecula Sheriff's Station and Related Funding Mechanism (At the Request of Mayor Pro Tem Stewart)

RECOMMENDATION: That the City Council consider an Ad Hoc Subcommittee to review the feasibility of a City of Temecula Sheriff's Station, and related funding options, and provide general direction regarding the same.

BACKGROUND: At the February 28, 2023 City Council meeting, the City Council approved the placement of an agenda item to consider forming an Ad Hoc Subcommittee for the purpose of reviewing options for a new Temecula Sheriff's Station and its related funding mechanism.

The most recent study to explore the concept of a Sheriff's station within the Temecula city limits dates back two years. At the February 23, 2021 City Council meeting, at the request of then Council Member Stewart, the Council created the Police Base of Operations Ad-Hoc Subcommittee, which consisted of then Mayor Rahn and Council Member Stewart. (See attached 2021/22 City Gate police department study.)

The Subcommittee met with staff to review facility costs for the current policing model (Sheriff's deputies housed at the Southwest Justice Center and supported regionally with dispatch, headquarters, investigations, central homicide, etc.). Staff also presented information related to response times versus travel times.

The balance of the discussion related to understanding and refining the objective of the work effort. As originally presented, the objective was to locate a facility within the City limits that could be used as a Temecula Sheriff's Station to serve as the base of operations for the Sheriff's deputies providing policing services through the contract with Riverside County Sheriff's Office (RSO). The facility could be an existing City-owned building, an existing building to be acquired for such a purpose, or a vacant site to develop the future Temecula Sheriff's station. For all scenarios, a needs assessment would be required to determine the adequate building size necessary to house the operations of a sheriff's station with an appropriately sized property to accommodate secured parking and vehicular storage.

Staff engaged Citygate, the public safety consultant that previously completed the Regional JPA Police Feasibility study, to conduct a "high" level space needs assessment based upon their intimate knowledge of the current policing model serving the City. This approach, as

determined by the Subcommittee, was prudent to determine if a more detailed/exhaustive police master plan study would be required following the completed project findings related to police base of operations.

Citygate along with their partner firm, JKA, embarked on the next steps of the project to estimate the size of a police headquarters and station, including site space requirements for the City. The following is a list of key elements and timelines outlined:

- Reviewed JPA staffing data as it pertains to Temecula - August 2021
- Met with Capt. Hall and RSO personnel to review current contracted service levels – September 2021
- Finalized conceptual police department staffing needs – Oct./Nov. 2021
- Submitted conceptual staffing needs plus as-is staffing footprint to JKA and collaborated on space needs – December 2021
- Verified appropriateness of City selected sites (up to 3)– January 2022
- Provided Subcommittee update on project status – February 2022
- Conducted current RSO French Valley site visit – February 2022
- Conducted selected site visits with City staff debrief - February 2022
- Reviewed draft presentation – February 2022
- City Council presentation of findings – March 2022

On March 8, 2022, findings from the process were presented to the City Council. The needs assessment determined that at least 35,725 sq. ft. was required to accommodate current and future law enforcement facility needs serving the City of Temecula. As a comparison, the Old City Hall (now TVE2) is 26,681 sq. ft., while the current French Valley Sheriff's Station is 33,200 sq. ft. At this meeting, the City Council received and filed the item, taking no additional action.

Since that time, the Lake Mathews Station in Corona, the 12th among the Sheriff's fixed-based operations has been established. This station was built to serve the unincorporated communities of Home Gardens, Coronita, Lake Hills, Woodcrest, El Cerrito, Temescal Valley, Lake Matthews and Gavilan Hills.

The station was built by a private developer (Latitude Business Park) with construction funding coming from Riverside County. The cost to complete construction of this station was \$2.72M with another \$2M in furnishings and technology.

The County then signed a seven-year lease for this 19,499 sq. ft. facility with a goal of improving service delivery and response times by being located in the community area RSO serves. The County expects to pay \$386,000 a year in lease payments with a 4% escalator for rent each year thereafter. From all information gathered to date, this appears to be a temporary solution for County purposes.

In Temecula, the City and RSO have initiated additional Quality of Life public safety efforts in the form of the newly created policing teams including the CORE team, which deploys out of the Temecula Civic Center and utilizes office space within the City Manager's Office and Community

Services Department. This is in addition to the METRO team, which now also deploys out of the Civic Center from the recently renovated and rebranded Old Town Temecula Police Station. The City expended \$250,000 in renovation costs as a part of this planned capital project and deployment strategy. These efforts have sparked renewed interest in exploring the topic of a larger Temecula Sheriff's Station.

SUMMARY

If the item moves forward, a more exhaustive effort is anticipated than the previous process, which may include additional outreach and site visits to other cities with police stations within their city limits.

In addition, a strategy involving the requisite related funding options will also need to be established. Options may include:

- 1) Establishing a facility acquisition fund, similar to the Fire Station 12 Fund, whereby available monies are deposited annually to accumulate the necessary funding over time.
- 2) Establishing a more targeted funding strategy that involves the reprioritization of existing Council/community priorities, in order to identify available funds to construct an estimated 36,000 square foot Sheriff's Station, as recommended in the previous needs assessment.

The funding strategy can be determined as part of the subcommittee process. If this concept rises to a high priority for the City Council, at a minimum it should also be considered to be placed in the City's Annual Operating Budget and/or the Capital Improvement Program (CIP) to be evaluated each year.

As such, the following options are presented and need to be selected/addressed by the City Council to assign an Ad Hoc Subcommittee to this effort:

- 1) Use the existing Public Safety Ad Hoc Subcommittee (comprised of Council Members Alexander and Kalfus)
 - Change the representation on the Public Safety Ad Hoc Subcommittee to include Mayor Pro Tem Stewart?
- 2) Re-establish a specific Police Base Operations Ad Hoc Subcommittee (separate from the Public Safety Ad Hoc)
 - If so, revise description of existing Public Safety Ad Hoc Subcommittee to remove reference regarding evaluation of police base operations.

Staff will work with an Ad Hoc Subcommittee as determined by the City Council, or follow other direction provided by the Council.

FISCAL IMPACT: No fiscal impact (unless additional action is directed)

ATTACHMENTS: 2021-22 Citygate Conceptual Police Department Study