

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

627



**SUBMITTAL DATE:**  
February 28, 2013

**FROM:** Economic Development Agency

**SUBJECT:** Alternate Emergency Operations Center, Communications Hub and Tower Relocation - Approval for Architectural Services Agreement

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

1. Approve the attached owner/architect agreement between the County of Riverside and Holt Architects, Inc. of Rancho Mirage, California, in the amount of \$274,400, plus a reimbursable allowance of \$5,400, and authorize the Chairman of the Board to execute the agreement on behalf of the county;
2. Authorize the Assistant County Executive Officer/EDA to administer the agreement in accordance with applicable Board policies;

(Continued)

**REVIEWED BY CIP**  
*Christopher Hans*  
**Christopher Hans**

*Robert Field*  
**Robert Field**  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 175,000	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2012/13

**COMPANION ITEM ON BOARD AGENDA:** No

<b>SOURCE OF FUNDS:</b> Eastern Region Detention Center project budget	<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 *Jennifer J. Sargent*  
**County Executive Office Signature** Jennifer J. Sargent

FISCAL PROCEDURES APPROVED  
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER  
 BY *Samuel Wong* 2/27/13  
 Departmental: *SAMUEL WONG*  
 FORM APPROVED COUNTY COUNSEL  
 BY *Margha Victor* 2/13/13  
 DATE  
 MARGHA L. VICTOR

Dept't Recomm.:  Consent  Policy   
 Per Exec. Ofc.:  Consent  Policy

**RECOMMENDED MOTION:** (Continued)

3. Consider the attached Addendum with the Final Environmental Impact Report for the County of Riverside's Public Safety Enterprise Communication (PSEC) Project, State Clearinghouse Number 2008021126;
4. Find that use of the site referenced herein will not result in any new significant environmental effects, will not substantially increase the severity of previously identified significant effects and will not necessitate new mitigation measures; and
5. Approve the relocation of an already existing communication site to the PSEC Project.

**BACKGROUND:**

On August 24, 2012, the Economic Development Agency (EDA) advertised a Request for Qualifications (RFQ) regarding the selection of a firm to provide architectural services for the proposed project. The RFQ was distributed for the purpose of selecting the most qualified firm to provide architectural services for the Alternate Emergency Operations Center, Communications Hub and Tower Relocation project. The scope consists of tenant improvements of approximately 14,000 square feet and the construction of a new communications tower.

Per Board Policy H-7 and the Government Code, a selection committee was formed that included representatives from EDA, the Fire Department, and Riverside County Information Technology (RCIT) to review each firm's qualifications and interview selected firms. Holt Architects, Inc. was selected due to their experience and successful completion of similar projects for the county.

The County of Riverside's existing law enforcement and emergency first responder voice communication network is lacking in coverage and functionality. As currently configured, the county's system of approximately 20 communication sites provides voice coverage to about 60% of the county. The PSEC project will construct approximately 65 new communication sites to remedy this deficiency and will ultimately provide communication coverage to approximately 95% of the county. The new system is urgently needed to ensure the safety of the public, Sheriff's deputies, and firefighters.

On September 2, 2008, the Board of Supervisors approved a Program Environmental Impact Report (PEIR) for the project. The PEIR imposed a number of standard mitigation measures that were applicable to all of the sites. However, at the time of the PEIR's adoption, certain design details and final locations for a number of the sites had not been finalized. To provide for such a contingency, the PEIR prescribed mitigation measures to be implemented if a site, or its supporting components (access roads, power alignments, etc.), were to be relocated to an area that had not been assessed and/or surveyed. This programmatic approach was adopted to allow modifications and expansion of the project's design without the need for recirculation of the PEIR. Specific measures prescribed in the PEIR, required the county to determine if the impacts associated with the proposed modification/addition were consistent with the analysis and findings of the PEIR. Specific performance measures were adopted to identify the analysis necessary to make this determination.

(Continued)

**BACKGROUND:** (Continued)

Since adoption of the PEIR in September 2008, it has been determined that an already existing communication site, known as the Indio Prime Communication Site, will require to be relocated due to expansion of the East County Detention Center (ECDC). The original Indio Prime Communication Site consisted of upgrades to an existing communication facility located in the Indio County Administrative Center (CAC) at the intersection of Highway 111 and Oasis Street in the City of Indio (APN 614-040-005). Since the upgrade consisted only of internal modifications within the existing telecommunications shelter at the site and minor alterations to equipment on the existing communications tower, the county determined that the upgrade did not involve any changes to land use or the physical environment, thus, was exempt from further California Environmental Quality Act (CEQA) evaluation. This finding was based upon CEQA Guidelines, Section 15301, Existing Facilities, Class 1 and General Rule Exemption Section 15061, which provides for exemptions when Section 15301, Class 1, the proposed project does not include modifications to the existing environment and does not involve a change in the existing use or expansion to the existing footprint and Section 15061, with certainty, there is no possibility that the proposed project may have a significant effect on the environment.

On January 16, 2008, the county filed a Notice of Exemption (Project No. PSEC-421080004) with Riverside's County Clerk and posted the notice for 30 days. No public comments were submitted during the noticing period. Since adoption of the exemption, siting conflicts have arisen based upon the county's desire to expand detention space at the ECDC.

The expansion will require removal of the existing communication site; however, since an alternative site location is not available at the Indio CAC, the county has determined the Indio Prime Communication Site will be relocated to the County Sheriff's Station located at 82695 Doctor Carreon Boulevard, Indio, approximately one-half mile to the south of the existing site (APN 614-150-034). This new site location will meet required communication coverage objectives to immediate areas in and around the City of Indio, and will also provide required network linkages to other sites within the PSEC system. The alternative communication site will be constructed immediately south of the existing sheriff's building in a landscaped area adjacent to a controlled-access parking lot. All internal communication equipment will be housed inside the existing sheriff's building; therefore, the new communication facility will not require an external equipment shelter and the site's footprint will consist of the communication tower only. The tower will measure 80 to 150 feet in height, with a maximum height of 150 feet upon completion, and will be of a standard, self-supporting design that will be similar in appearance to the existing Indio Prime Communication Site.

Per the requirements of the PEIR, the county implemented the mitigation prescribed in the PEIR, in the event of network expansion and pursuant to CEQA Section 15164; an addendum to the PEIR was prepared. Addendum A, evaluates the environmental effects of the Indio Prime Communication Site. The purpose and need for the site is summarized above, and is presented in greater detail in the attached addendum. This site was not specifically evaluated in the PEIR; however, the analysis for the site is also presented within the addendum, and incorporates the findings from the biological and cultural resources studies that were required as per the PEIR mitigation measures.

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**FINANCIAL IMPACT:**

Expenditures for FY 2012/13 are estimated at \$175,000; expenditures for FY 2013/14 are estimated at \$104,800. All costs associated with this project will be fully funded through the Eastern Region Detention Center project budget, thus no net county costs will be incurred as a result of this agreement.

Attachment:

Architectural Services Agreement  
Addendum with the Final Environmental Impact Report  
Notice of Determination