

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



**ITEM**  
3.6  
(ID # 2830)

**MEETING DATE:**

Tuesday, January 31, 2017

**FROM :** RIVERSIDE COUNTY FIRE DEPARTMENT and ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Riverside County Fire Department Station 26 Expansion - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 3. [\$1,110,760 - Development Impact Fees - Operations Fund Western Riverside County Fire Facilities Fund 100%]

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

1. Find that the Riverside County Fire Department (County Fire) Station 26 Expansion Project, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption and direct the Clerk of the Board to file the Notice of Exemption;
2. Approve in-principle the County Fire Station 26 Expansion Project located in Hemet, California;

**ACTION: Policy, CIP**

  
Robert Field, Assistant County Executive Officer/EDA

1/9/2017

  
Ivan Chand

1/24/2017

  
Gregory V. Priapio, Director County Counsel

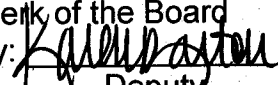
1/11/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 31, 2017  
xc: EDA, Fire, Purchasing

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 300,000	\$ 810,760	\$ 1,110,760	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> DIF Operations Fund - Western Riverside County Fire Facilities Fund 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2016/17-17/18	

**C.E.O. RECOMMENDATION:** Approve

**RECOMMENDED MOTION:** Continued.

3. Approve a project budget of \$1,110,760 and authorize the use of the Development Impact Fees (DIF) Operations Fund - Western Riverside County Fire Facilities Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;
4. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies, including the authority to utilize consultants on the approved pre-qualified list for services in connection with the project, and are within the approved project budget; and
5. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

**BACKGROUND:**

**Summary**

On April 22, 2016, County Fire submitted a project request to expand Fire Station 26 located in Hemet. Due to department staff growth and limited restroom facilities for all genders, there is a need to expand the station to accommodate female staff. The scope of work for the project is to expand the existing restroom, add an additional restroom, relocate the existing bunk rooms, and provide Americans with Disabilities Act (ADA) upgrades to the building.

Several meetings have been held with representatives from County Fire and EDA with the assistance of STK Architecture, Inc. (STK) to discuss scope, budget and schedule. STK was selected from the pre-qualified list of architectural and engineering services firms (Item 3-28, 8/18/15) due to their experience working with county projects.

The expansion of Fire Station 26 would consist of an addition to the northeast portion of the existing building, consisting of approximately 418 square feet. The expansion would occur on previously developed land, would not substantially increase or expand the use of the site, and is

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limited to the continued use of the site in a similar capacity. No direct or indirect physical environmental impacts are anticipated from with the expansion of Fire Station 26.

EDA will return to the Board under separate cover for approval of an architectural and engineering services agreement, plans and specifications, authorization to solicit bids, approval of project related agreements, and award the construction agreement.

**Impact on Residents and Businesses**

The County Fire Station 26 Expansion project will provide the adequate space to allow the Fire Department to provide services to the community in the most cost effective and timely manner. The expansion will also provide the necessary ADA upgrades the station requires for compliance.

**Additional Fiscal Information**

The approximate allocation of the project budget is as follows:

<b>PROJECT BUDGET LINE ITEMS</b>	<b>BUDGET CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	70,800
Construction Management	2	0
Construction Contract	3	600,000
Offsite Construction	4	0
Project Management	5	54,000
Fixtures, Furnishings, Equipment	6	10,760
Other Soft Costs / Specialty Consultants	7	67,745
Project Contingency	8	100,000
Minor Construction	9	207,455
<b>Project Budget</b>		<b>\$ 1,110,760</b>

Expenditures for FY 2016/17 are estimated at \$300,000; expenditures for FY 2017/18 are estimated at \$810,760. All costs associated with this agreement will be 100% funded through DIF Operations Fund - Western Riverside County Fire Facilities Fund; therefore no departmental budget adjustment is required.

Attachment:

Notice of Exemption



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

2/14/17  
Date

Yb  
Initial

NOTICE OF EXEMPTION

November 1, 2016

Project Name: County of Riverside, Riverside County Fire Department Station #26 Expansion Project

Project Number: FM08270007814

Project Location: 25954 Stanford Street, south of Florida Avenue, Assessor's Parcel Number (APN) 438-122-034, Hemet, California 92544

Description of Project: The County of Riverside (County) intends to expand Fire Station 26 to accommodate female staff. Fire Station 26, located at 25954 Stanford Street in Hemet, California, APN 438-122-034 lacks sufficient space for operation due to department staff growth and limited restroom facilities for all genders. The existing Fire Station #26 consists of approximately 6,000 square feet of space, including an apparatus bay, office space, bedrooms, a day room and dining room, The County Fire Station 26 Expansion project will provide the adequate space to allow the Fire Department to provide services to the community in the most cost effective and timely manner. The expansion will also provide the necessary Americans with Disabilities Act (ADA) upgrades the station requires for compliance. The expansion of Fire Station #26 consists of an approximately 418 square foot addition to the north east portion of the building. The expansion of Fire Department #26 is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the expansion of Fire Station #26.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, and Riverside County Fire Department

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the expansion of Fire Department #26.

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- Section 15301 (e)(1) –Existing Facilities:** This Class I categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. Under (e)(1), additions to existing facilities are permitted provided that the increase will not result in more than 2,500 square feet or 50 percent of the floor area (3,000 square feet), whichever is less. The proposed addition to Fire Station #26 will consist of approximately 418 square feet of area, which is approximately 7 percent of the floor area. The increase in size is 418 square feet, which is less than the 2,500 square-foot threshold within this exemption. Fire Station #26 is located in a developed urban area and is not located on environmentally sensitive land. The existing Fire Station #26 has all of the necessary services available; however, an upsize in the on-site existing sewer connection from the station to the line in the street may be required. The existing sewer line in the street can accommodate the additional flow and will not require any expansion of infrastructure. The project, as proposed, is a minor addition to the existing Fire Station #26 to provide the appropriate level of facilities for male and female staff and incorporate the required ADA compliant improvements. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed addition to the existing Fire Station #26 to provide ADA compliance and female facilities will not result in any direct or indirect physical environmental impacts. The additional 418 square feet of floor area would require internal construction activity within the Fire Station #26 property, but would not alter the function or use of the site or have any external physical effects. The site of the addition is located within the middle of the Fire Station #26 property on a site that is owned by the County. The site for addition contains an existing paved area. The use and operation of the Fire Station #26 will be substantially similar to the existing use and will not create any new environmental impacts. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 11/1/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Riverside County Fire Department Station #26 Expansion Project

Accounting String: 542040-30100-7200800000-2254-FM08270007814

DATE: November 1, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Dominick Lombardi, Facilities Project Manager III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: November 1, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM08270007814**  
Riverside County Fire Department Station #26 Expansion Project

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to:**

**Mail Stop #1330**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file