

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



ITEM  
3.27  
(ID # 3151)

**MEETING DATE:**

Tuesday, March 7, 2017

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND  
PUBLIC SAFETY ENTERPRISE COMMUNICATION :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): North Mountain Communication Site Generator Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 3. [\$389,968 - Riverside County Information Technology – Public Safety Enterprise Communication Operations Fund 45520 - 100%]

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

1. Find that the North Mountain Communication Site Generator Replacement (North Mountain Generator) Project is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption; Section 15302 Class 2 Replacement or Reconstruction; 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 North Mountain Generator Project located in San Jacinto, California;

**ACTION:** Policy, CIP

Robert Field, Assistant County Executive Officer/EDA

1/27/2017

Ivan Chand

2/27/2017


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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: March 7, 2017  
xc: EDA, PSEC, Purchasing, Recorder

Kecia Harper-Ihem  
Clerk of the Board

By   
Deputy

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

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

3. Approve a preliminary project budget of \$398,968 and authorize the use of Riverside County Information Technology (RCIT) – Public Safety Enterprise Communication (PSEC) Operations Fund 45520, 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.

<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>	\$ 389,968	\$ 0	\$ 389,968	\$ 0
<b>NET COUNTY COST</b>		\$ 0		\$ 0
<b>SOURCE OF FUNDS: RCIT – PSEC Operations Fund 45520 – 100%</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2016/17</b>	

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

**BACKGROUND:**

**Summary**

The North Mountain Communication Site is one of the Riverside County’s (County) PSEC Systems, a 700/800 megahertz radio communication site, providing a countywide interoperable network that supports seamless public safety communications across departments and communities. The North Mountain Generator project will include design, permitting, testing and construction of a new replacement generator at the remote location.

The new generator will replace an existing non-operable generator and eliminate the need for use of temporary generator costs to the County. The new generator is of similar capacity and will be placed in the same location as the non-operable generator, on previously developed land. No direct or indirect physical environmental impacts are anticipated with the replacement of the generator at the North Mountain Communication site.

**Impact on Residents and Businesses**

The North Mountain Generator project will replace a non-operable generator, cease reoccurring temporary generator costs, and ensure that in the event of a commercial power outage,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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emergency radio communication coverage is maintained throughout the County, participating partners, and the public.

**Additional Fiscal Information**

(Commences on Page 3)

**Additional Fiscal Information**

The approximate allocation of the preliminary project budget is as follows:



<b>PROJECT BUDGET LINE ITEMS</b>	<b>BUDGET CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	0
Construction Management	2	0
Construction Contracts	3	300,000
Offsite Construction	4	0
Project Management	5	23,416
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	31,100
Project Contingency	8	35,452
Minor Construction	9	0
<b>Project Budget</b>		<b>\$ 389,968</b>

All costs associated with this agreement will be expended in FY 2016/17 and will be 100% funded by RCIT-PSEC Operations Fund 45520; therefore no departmental budget adjustment is required.

Attachment:

Notice of Exemption

RF:JV:VC:SP:RM:ES:tv      FM08740006720      3151 - 13443  
 S:\Project Management Office\FORM 11'S\Form 11's in Process\3151 - 13443\_D3 - 007620 - No Mntn Comm Generator Repl Proj - CEQA, In-Princ, Proj Budget\_012417.doc

   
 Nehini Dasika, Principal Management Analyst      2/27/2017      Gregory L. Priamos, Director County Counsel      2/8/2017



Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on  
3/9/17 VB  
Date Initial

## NOTICE OF EXEMPTION

December 1, 2016

**Project Name:** County of Riverside, North Mountain Generator Replacement Project

**Project Number:** FM08740007620

**Project Location:** : 40480 Soboba Road, east of Gilman Springs Road, approximately one mile north of Soboba Road, San Jacinto, County of Riverside, California; Assessor's Parcel Numbers (APNs): 430-030-028 (See attached exhibit)

**Description of Project:** The County of Riverside (County) entered into a ground lease on October 1, 2006, for a telecommunications site located at 40480 Soboba Road, San Jacinto, California (commonly known to the County as North Mountain). The agreement gave Riverside County Information Technology (RCIT) the authorization to build, operate, and maintain an 800 MHz radio system on the site, in support of the Public Safety Radio System. The North Mountain site has improved the radio coverage for the Hemet and San Jacinto communities, and is one of the many critical sites that make up the Public Safety Enterprise Communication network. The agreement to operate extends until September 30, 2021. The existing generator on site is in need of replacement in order for the communication network to operate effectively. The replacement generator will be of similar size and capacity and will meet emissions requirements. The replacement of the generator is identified as the proposed Project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public safety communications services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**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

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; Section 15302 Replacement or Reconstruction; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301 and 15302.

**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 replacement of the generator at the North Mountain Communications site.

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- Section 15301 (b)–Existing Facilities:** This Class 1 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. The replacement of the existing emergency generator with a new generator of the same purpose and substantially similar capacity would be within the fenced area of the existing North Mountain Communication Facility and would be consistent with the existing land use. No additional capacity would be created by the project. The project, as proposed, is a replacement of existing, outdated equipment to maintain the appropriate level of communications services and would be accommodated by the existing utilities, without a need to expand or increase the capacity of existing infrastructure. 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 15302 (c) –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of an existing emergency generator that provides backup power to run the communications site. The generator is part of an existing facility that provides communication services and the replacement generator would have the same purpose and capacity as the existing generator. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, 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 new generator to replace the existing generator at an existing facility will not result in any direct or indirect physical environmental impacts. The replacement generator would not increase the capacity of the site and would be installed to continue the provision of communication services at an existing facility. The use and operation of the generator at the North Mountain Communication site 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: 12/11/16

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: RCIT North Mountain Generator Replacement Project

Accounting String: 542040-30100-7200800000- FM08740007620

DATE: December 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: Erik Sydow, Facilities Project Manager, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: December 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 # FM08740007620**  
North Mountain Generator Replacement 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