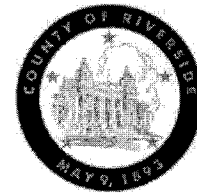


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.31
(ID # 3347)

MEETING DATE:

Tuesday, March 7, 2017

FROM: ECONOMIC DEVELOPMENT AGENCY (EDA) AND PROBATION DEPARTMENT:

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Probation Indio Juvenile Hall Generator Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 4. [\$684,250 (total cost) - Local Revenue Fund – Juvenile Probation Activities Growth Fund-11167 - 100%] (4/5 Vote required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Probation Indio Juvenile Hall (IJH) Generator Replacement Project, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15302, Class 2 Replacement or Reconstruction 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 Probation IJH Generator Replacement Project located in Indio, California;

ACTION: Policy, 4/5 Vote

Robert Field, Assistant County Executive Officer/EDA

1/30/2017

Mark A. Hake, Chief Probation Officer

1/31/2017

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, Auditor, Purchasing, Recorder

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve a project budget of \$684,250 and authorize the use of AB118 Local Revenue Fund – Juvenile Probation Activities Growth Fund-11167, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;
4. Approve and direct the Auditor-Controller to make corresponding budget adjustments as shown in Schedule A;
5. 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
6. 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 584,250	\$ 100,000	\$ 684,250	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Local Revenue Fund – Juvenile Probation Activities Growth Fund-11167 – 100%			Budget Adjustment: Yes	
			For Fiscal Year: 2016/17- 17/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside Probation Department Indio Juvenile Hall (IJH) was built in 1982 and is approximately 57,735 square feet. IJH is a 24/7 high security facility for the detention of delinquent youth. The existing generator at IJH was installed in 1991 and, at the time, had met all Air Quality Management District (AQMD) requirements. During the past 26 years, new emission standards have been developed which place the existing generator out of compliance with current AQMD requirements. In order to avoid future fines, AQMD requires replacement of the existing generator to bring the facility into compliance with current emission standards.

The IJH generator replacement would occur at the same site and in generally the same location as the previous generator, on previously developed land, would not increase or expand the use of the site, and is limited to the continued use of the site for the same purpose and capacity. No

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STATE OF CALIFORNIA**

direct or indirect physical environmental impacts are anticipated with the IJH generator replacement.

The total project budget for the IJH generator replacement is \$684,250, and will include a concrete pad which is required to install the 500KW fully enclosed self-contained new generator with a 2,500 gallon fuel tank. The new fuel tank will eliminate piping for two existing day tanks and all associated components. The work includes, but is not limited to: electrical conduit and cabling to tie into an existing automatic transfer switch; installation of pass-through sleeves through the existing block wall for diesel fuel hoses and power cables for emergency access to a temporary generator; relocation of a light fixture and phone box; installation of security fencing around the generator enclosure; installation of an underground sleeve for phone and data lines beneath the existing grass area; and, demolition and removal of the existing generator.

Time is of the essence, therefore EDA recommends that the Board of Supervisors approve the project to commence the replacement of the IJH generator utilizing Job Order Contracting.

Impact on Residents and Businesses

(Commences on Page 3)

Impact on Residents and Businesses

The IJH generator project would replace an existing and out of compliance generator. IJH is a 24/7 County facility that provides important public safety services; an emergency generator is required to avoid electrical failures and provide continued operations. The emissions from the new generator would adhere to stricter AQMD standards that have been implemented over time and would result in a major benefit when compared to the existing generator.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	24,000
Construction Management	2	0
Construction Contracts	3	380,500
Offsite Construction	4	0
Project Management	5	30,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	112,500

Schedule A
Fiscal Year 2016/17

Increase Appropriations:

10000-2600100000-537040	Interfnd Exp-Maintenance	\$584,250
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Increase Estimated Revenues:

10000-2600100000-755900	CA-AB118 Local Revenue	\$584,250
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Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on. 3/9/17 kb Date Initial

NOTICE OF EXEMPTION

March 9, 2017

Project Name: County of Riverside, Department of Probation Generator Replacement Project, Indio

Project Number: FM08260008170

Project Location: : 47665 Oasis Street, north of Avenue 48, Indio, County of Riverside, California; Assessor's Parcel Number (APN): 614-150-034

Description of Project: The County of Riverside Probation Department Indio Juvenile Hall was built in 1982 and is approximately 57,735 square feet. The Indio Juvenile Hall is a 24/7 high security facility for the detention of delinquent youth. The existing generator was installed in 1991 and, at the time, had met all Air Quality Management District (AQMD) requirements. During the past 26 years, new emission standards have been developed which place the existing generator out of compliance with current AQMD requirements. In order to avoid future fines, AQMD requires replacement of the existing generator to bring the facility into compliance with current emission standards.

The Indio Juvenile Hall generator replacement would occur at the same site and in generally the same location as the previous generator, on previously developed land, would not increase or expand the use of the site, and is limited to the continued use of the site for the same purpose and capacity. No direct or indirect physical environmental impacts are anticipated with the IJH generator replacement. 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 replacement of the generator will also include a concrete pad which is required to install the 500KW fully enclosed self-contained new generator with a 2,500 gallon fuel tank. The work includes, but is not limited to: electrical conduit and cabling to tie into an existing automatic transfer switch; installation of pass-through sleeves through the existing block wall for diesel fuel hoses and power cables for emergency access to a temporary generator; relocation of a light fixture and phone box; installation of security fencing around the generator enclosure; installation of an underground sleeve for phone and data lines beneath the existing grass area; and, demolition and removal of the existing generator. The operation of the facility will continue to provide probation 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.

MAR 07 2017 3.31

3.31 3/7/17 2017-3-134596



Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

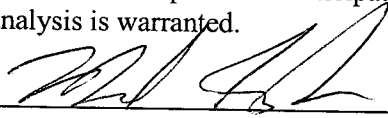
Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

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 Indio Juvenile Probation Facility.

- **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 and would be within the Indio Juvenile Probation Facility and would be consistent with the existing land use. The project, as proposed, is a replacement of existing, outdated equipment to maintain the appropriate level of probation services. 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 probation facility. The generator is part of an existing facility that provides probation services and the replacement generator would have the same purpose 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 probation services at an existing facility. The use and operation of the generator at the Indio Juvenile Hall facility 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: 3/9/17

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 Department of Probation Generator Replacement Project, Indio

Accounting String: 542040-30100-7200800000- FM08260008170

DATE: March 9, 2017

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: Nancy Cano, Facilities Project Manager III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: March 9, 2017

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 # FM08260008170**
Riverside County Department of Probation Generator Replacement Project, Indio

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 10th Street, Suite 400, Riverside, CA 92501

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

Attachment

cc: file