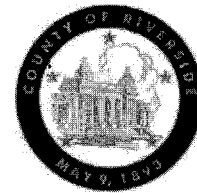


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.40
(ID # 6946)

MEETING DATE:

Tuesday, August 28, 2018

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

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Riverside County Fire Administration Parking Lot Improvements Phase 1 – California Environmental Quality Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$712,248 – Fire Department General Fund - 51%, Structural Fire Taxes Fund - 49%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Fire Administration Parking Lot Improvements (County Fire Administration Parking Lot) Phase 1 Project for inclusion on the Capital Improvement Program (CIP) project list;
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption, Section 15302 Class 2 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the County Fire Administration Parking Lot Phase 1 Project located at 403 E. 4th Street in Perris, California, to demolish and install new paving with lighting;

Continued on page 2

ACTION: Policy, CIP


Robert Field, Assistant County Executive Officer/ECD

8/10/2018


Daniel Talbot, Chief Cal Fire Riverside County

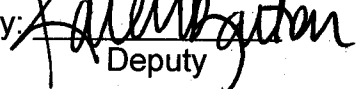
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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: August 28, 2018
xc: EDA, Fire, Purchasing

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:

4. Approve a preliminary project budget of \$712,248 for the Project;
5. Authorize the use of the Fire Department General Fund and Structural Fire Taxes Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
6. Delegate project management authority for the Project to the Assistant County Executive Officer/ECD 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 within the approved project budget; and
7. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000, per fiscal year, in accordance with applicable Board policies for this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 592,568	\$ 119,680	\$ 712,248	\$ 0
NET COUNTY COST	\$ 302,210	\$ 61,037	\$ 363,247	\$ 0
SOURCE OF FUNDS: Fire Department General Fund – 51%, Structural Fire Taxes Fund – 49%			Budget Adjustment: No	
			For Fiscal Year: 2018/19-2019/20	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On August 23, 2016, Item 3-23, the Board of Supervisors (Board) approved the Riverside County Fire Department Headquarters project for tenant improvements, including a new building interior layout and a full replacement of the outdated mechanical, electrical, and plumbing systems.

It was unknown at the time of the development of the tenant improvements what would be done with the exterior of the property. Exterior improvements recommended include demolition and installation of new paving, striping for parking stalls, parking stall wheel stops, lighting, landscaping, concrete flatwork, and proper drainage including a retention basin.

EDA recommends that the Board approve the County Fire Administration Parking Lot Phase 1 project and preliminary project budget in the amount of \$712,248 to begin the development work of the project. EDA will pursue the most cost effective project delivery method and award in accordance with applicable Board policies.

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

BACKGROUND:

Summary (Continued)

With certainty, there is no possibility that the Project will have a significant effect on the environment. The project, as proposed, is limited to the design and construction of parking lot improvements to replace the existing parking lot for the Riverside County Fire Administration Building. The use of the facility would not change, would not require any expansion of service or facilities, and would not result in an increase in capacity or intensity of use. 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 a potential 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.

Therefore, the County Fire Administration Parking Lot Phase 1 project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3), the Class 1 Categorical Exemption identified in Section 15301, and the Class 2 Categorical Exemption identified in Section 15302. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval of the Project.

Impact on Residents and Businesses

The Project will provide adequate parking and handling of emergency vehicles to allow the Fire Department to provide services to the community in the most cost effective and timely manner.

Additional Fiscal Information

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


PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	40,900
Construction Management	2	0
Construction Contract	3	453,698
Construction Inspection	4	0
Project Management	5	20,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / EDA Inspection	7	82,900
Project Contingency	8	64,750
Minor Construction	9	50,000
Preliminary Project Budget		\$ 712,248


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


All costs associated with this Board action will be 51% funded with the Fire Department General Fund and 49% funded with the Structural Fire Taxes Fund. Expenditures for FY 2018/19 are estimated at \$592,568; and expenditures for FY 2019/20 are estimated at \$119,680.

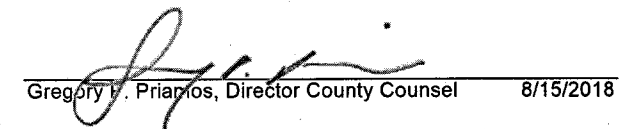
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Nehini Dasika, Principal Management Analyst 8/20/2018


Alex Gann 8/20/2018


Teresa Summers, Director of Purchasing 8/7/2018


Gregory H. Priamos, Director County Counsel 8/15/2018

- **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 parking lot improvements would occur at an existing County-owned facility operated by the County Fire and maintain the same purpose and substantially similar capacity as administrative fire services and would be consistent with the existing land use. The project, as proposed, is a replacement of the existing parking lot within an existing facility and associated parking improvements to maintain the appropriate level of parking for the fire administrative 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 parking lot of similar size and capacity. The parking lot is part of an existing facility that provides fire administrative services and the replacement would have the same purpose as the existing parking area. 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 parking lot improvements to replace the parking at an existing facility will not result in any direct or indirect physical environmental impacts. The replacement features would not increase the capacity of the site and would be installed to continue the provision of fire administrative services at an existing facility. The use and operation of the parking at the Fire Administration 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: 8/14/18

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