

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



ITEM: 3.25
(ID # 15541)

MEETING DATE:

Tuesday, June 29, 2021

FROM: FACILITIES MANAGEMENT AND PROBATION DEPARTMENT:

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Indio Juvenile Hall Fire Alarm System Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [Total Cost \$596,069, 100% Probation Department Budget-General Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Indio Juvenile Hall Fire Alarm System Replacement (Indio JH Fire Alarm Replacement) Project for inclusion in the Capital Improvement Program (CIP);
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 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the Indio JH Fire Alarm Replacement Project located at 47-665 Oasis Street in Indio, California; to replace existing fire alarm devices, wiring and circuitry, and control panels;

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ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 6/11/2021 
Ronald L. Miller, Chief Probation Officer 6/11/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: June 29, 2021
xc: FM, Probation, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve the preliminary project budget in the not to exceed amount of \$596,069 for the Project;
5. Authorize use of the Probation Department Budget-General Fund, not to exceed \$596,069, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management 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
7. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$100,000 per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for the Project, and the sum of all project contracts shall not exceed \$596,069.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 596,069	\$ 0	\$ 596,069	\$ 0
NET COUNTY COST	\$ 596,069	\$ 0	\$ 596,069	\$ 0
SOURCE OF FUNDS: Probation Department Budget – General Fund – 100%			Budget Adjustment: No	
			For Fiscal Year: 2021/22	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Juvenile Hall's current fire alarm system is an antiquated system whereby additions and replacement parts for repairs are no longer available. The approval of this project would allow Probation to replace their existing fire alarms for a fully functional fire alarm system complying with all national and local jurisdiction requirements.

The scope of the project includes but is not limited to: replacement of fire alarm devices, wiring and circuitry, control panels, and integrating all the components to operate cooperatively.

Facilities Management recommends the Board approve the Indio JH Fire Alarm Replacement Project and preliminary project budget in the amount not to exceed \$596,069 and allow the work to commence.

Pursuant to CEQA, the Indio JH Fire Alarm Replacement Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. No expansion or change in use would occur with the replacement of the fire alarm system. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails interior modifications within the existing facility to replace an existing fire alarm system. No direct or indirect impacts would occur. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

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Impact on Residents and Businesses

The Indio JH Fire Alarm Replacement Project will continue to ensure the safety of Probation personnel, the youth housed at the facility, and the visiting public and further fulfill the County's mission and commitment to public safety.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	36,850
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	6,000
CONSTRUCTION	488,488
COUNTY ADMINISTRATION	10,543
REAL ESTATE	0
PROJECT CONTINGENCY	54,188
PRELIMINARY PROJECT BUDGET	\$ 596,069

All costs associated with this Board action will be 100% funded by the Probation Department Budget – General Fund and will be expended in FY 2021/22.

RS:SP:AR:SC:tv FM08260010949 MT #15541
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Tina Grande, Director of Purchasing and Fleet Services 6/11/2021


Meghan Hahn, Administrative Analyst 6/21/2021


Gregory E. Priamos, Director County Counsel 6/13/2021

Riverside County
Facilities Management
3133 Mission Inn Ave., Riverside, CA 92507

FOR COUNTY CLERK USE ONLY

COPY

to be filed by FM staff

NOTICE OF EXEMPTION

June 10, 2021

Project Name: Indio Juvenile Hall Fire Alarm System Replacement Project

Project Number: FM08260010949

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 Indio Juvenile Hall's current fire alarm system is an antiquated system whereby additions and replacement parts for repairs are no longer available. The approval of this project would allow Probation to replace their existing fire alarms for a fully functional fire alarm system complying with all national and local jurisdiction requirements. The scope of the project includes but is not limited to: replacement of fire alarm devices, wiring and circuitry, control panels, and integrating all the components to operate cooperatively. The replacement of the fire alarm system at the Indio Juvenile Hall is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the replacement of the security system.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; Section 15302 Replacement or Reconstruction Exemption, and 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 fire alarm system at Indio Juvenile Hall.

- **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 project, as proposed, is limited to the replacement of a fire alarm system at an existing facility. The new fire alarm system would result in the continued provision public services and would not result in a significant increase in capacity or intensity of use. 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 –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 fire alarm system of similar size and capacity. The system is an existing facility that supports the provision of probation services and the replacement would have the same purpose as the existing infrastructure. 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 improvements will not result in any direct or indirect physical environmental impacts. The replacement of the fire alarm system would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the Indio Juvenile Hall. The use of the facility would remain unchanged. 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, Facilities Management 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: 6-10-2021

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management