

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



ITEM: 3.16  
(ID # 18691)

**MEETING DATE:**  
Tuesday, June 07, 2022

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY FIRE DEPARTMENT :

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Riverside County Fire Department Winchester Station 34 and Lakeland Village Station 11 Expansion Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, Districts 1 and 3. [\$6,100,000 – 100% DIF Western Riverside County Fire Facility 30505 Fund]

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

1. Approve the Riverside County Fire Department Winchester Station 34 and Lakeland Village Station 11 Expansion (Fire Winchester Station 34 and Lakeland Village Station 11 Expansion) 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, and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the Fire Winchester Station 34 and Lakeland Village Station 11 Expansion Project located in Winchester and Lake Elsinore in California; to expand both fire stations to meet the current needs of the Riverside County Fire Department and the communities of Winchester and Lake Elsinore;

Continued on Page 2

**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 4/21/2022

  
Bill Weiser, Fire Department Chief 4/22/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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 7, 2022  
xc: FM, Fire

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

4. Approve a preliminary project budget in the not to exceed amount of \$6,100,000 for the Project;
5. Authorize use of the DIF Western Riverside County Fire Facility 30505 Fund, including reimbursement to Facilities Management Department (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 this Project, and the sum of all project contracts shall not exceed \$6,100,000.

<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>	\$ 10,000	\$ 5,000,000	\$ 6,100,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> DIF Western Riverside Co Fire Facility 30505 Fund - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2021/22 – 2023/24	

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

**BACKGROUND:**

**Summary**

The County Fire Stations 34 and 11 are existing fire stations in the communities of Winchester and Lake Elsinore respectively. Each of the stations currently has single room open sleeping quarters without walls or partitions. To meet the needs of the expanding communities and accommodate privacy and social distancing within the sleeping quarters, Riverside County Fire would like to expand the facilities to include 6-8 dual occupancy rooms, as well as a larger kitchen and dayroom.

It is the intent of Facilities Management (FM) to advertise a Request for Qualifications (RFQ) to design the Fire Winchester Station 34 and Lakeland Village Station 11 Expansion Project. Both facilities are intended to be designed and constructed at the same. FM staff will return to the Board under separate cover for approval of an architectural agreement for the Project. The

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scope of the expansion will include, but is not limited to: grading, mechanical, electrical, plumbing, masonry, concrete, framing, finishes, and landscaping.

Facilities Management recommends the Board of Supervisors (Board) approve the Fire Winchester Station 34 and Lakeland Village Station 11 Expansion Project and, the preliminary project budget in the not to exceed amount of \$6,100,000 to complete the Project.

With certainty, there is no possibility that the Fire Winchester Station 34 and Lakeland Village Station 11 Expansion Project may have a significant effect on the environment. The Project, as proposed, is limited to the construction of small additions and renovations to existing fire station facilities. The additional improvements would not alter the use of the facilities and would not result in an increase in capacity or intensity of use. The facilities have existing utilities and infrastructure such that it would satisfy the requirements for use of the Existing Facilities Exemption identified in Section 15301 and the Common Sense Exemptions identified in Section 15061 (b)(3).

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. It 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. It 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 Project is exempt as the project meets the scope and intent of the above described Categorical Exemptions. A Notice of Exemption will be filed by FM staff within five days of Board approval.

**Impact on Residents and Businesses**

The Project will provide the Fire Department with facilities that meet their current needs and will allow them to better serve the communities of Winchester and Lake Elsinore.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
DESIGN PROFESSIONAL OF RECORD	326,000
SPECIALTY CONSULTANTS	15,000
REGULATORY PERMITTING	3,900
CONSTRUCTION	5,141,600
COUNTY ADMINISTRATION	59,000
PROJECT CONTINGENCY	554,500
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 6,100,000</b>

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All costs associated with this Board action will be 100% funded with the DIF Western Riverside County Fire Facility 30505 Fund. Expenditures for FY 2021/22 are estimated at \$10,000; expenditures for FY 2022/23 are estimated at \$5,000,000; and expenditures for FY 2023/24 are estimated at \$1,090,000.

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Suzanna Hockley, Assistant Director of Purchasing and Fleet Service

4/18/2022



Meghan Hahn, Senior Management Analyst

4/29/2022

**Riverside County**  
**Facilities Management**  
 3133 Mission Inn Avenue, Riverside, CA 92507

**COPY**  
 FM staff to file

## NOTICE OF EXEMPTION

March 29, 2022

**Project Name:** Winchester Fire Stations #34 & Lakeland Village #11 Expansion Project

**Project Number:** FM08270011497

**Project Location:** FS#34-32655 Haddock Street, west of Winchester Road, Winchester, 92596, Assessor's Parcel Number (APN): 145-120-003  
 FS#11-33020 Maiden Lane, south of Grand Avenue, Lake Elsinore, 92530, APN 381-252-009

**Description of Project:** The County Fire Stations #34 and #11 are existing fire stations in the communities of Winchester and Lake Elsinore, respectively. Fire Station #34 was built in 1999 and is 7,090 square feet. Fire Station #11 was built in 2001 and is 6,770 square feet. Each of the stations currently has single room open sleeping quarters without walls or partitions. To meet the needs of the expanding communities and accommodate privacy and social distancing within the sleeping quarters, Riverside County Fire would like to expand the facilities to include 6 to 8 dual occupancy rooms, as well as a larger kitchen and dayroom.

It is the intent of Facilities Management (FM) to advertise a Request for Qualifications (RFP) to design the Fire Winchester Station #34 and Lakeland Village Station #11 Expansion Project. Both facilities will be designed at the same time and FM staff will return to the Board under separate cover for approval of an architectural agreement for the Project. The scope of the expansion will include, but is not limited to, grading, mechanical, electrical, plumbing, masonry, concrete, framing, finishes, and landscaping. Both stations will have 1,100 square-foot additions and 2,500 square feet of renovation. The expansions of Fire Station #34 and #11 is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facilities will continue to provide public services and will not result in a significant expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**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 Class 1 Existing Facilities Exemption and 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 and renovation of Fire Stations #34 and #11.

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- Section 15301 –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. Under 15301 € additions to existing structures of less than 50 percent of the floor area of the structures before the addition or less than 2,500 square feet are permissible. The existing facilities are located within the jurisdiction of the County, on County-owned land and are not located on environmentally sensitive land. The 1,500 square-foot additions to the sites would be within the existing site, would be under 5,000 square feet of addition and under 50 percent of the floor area before the addition, and would be consistent with the existing land use. No additional staff would occur with the improvements and no new capacity would be created by the project, as the renovations are interior alterations being made to increase the functionality of the site and provide more privacy for staff. 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. The proposed improvements to the existing facilities will not result in any direct or indirect physical environmental impacts. The renovations would require internal construction activity within the existing site and would not alter the function or use of the site or have any external physical effects. The additions would consist of 1,500 square feet of space which would be connected to the existing buildings and are located in an area where public services are available. The improvements are limited to a building addition to the existing facility as well as site improvements to provide access and maintain function of the facility. The use and operation of the fire stations 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, 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: 3-29-2022

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