

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



ITEM: 3.18  
(ID # 19426)

**MEETING DATE:**

Tuesday, October 18, 2022

**FROM :** FACILITIES MANAGEMENT AND EMERGENCY MANAGEMENT DEPARTMENT  
:

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND EMERGENCY MANAGEMENT DEPARTMENT (EMD): Idyllwild and San Jacinto Mountains Emergency Outdoor Warning System and Travelers' Information Stations - Multi-Phase Project, Approval of Revised Preliminary Design Budget for Phase I and Adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, District 3 [\$124,981 - 100% State Homeland Security Grant Program Funds]

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

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring Reporting Program (MMRP), Environmental Assessment Number EA202203I for the Idyllwild and San Jacinto Mountains Emergency Outdoor Warning System and Travelers' Information Stations - Multi-Phase (Idyllwild and San Jacinto Mountains Emergency OWS/TIS) Project, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment with implementation of the mitigation measures contained therein, and the MND reflects the Board's independent judgment and analysis, and approve the Project;

Continued on Page 2

**ACTION:** Policy, CIP

  
Bruce Barton, EMD Director

9/27/2022

  
Rose Salgado, Director of Facilities Management

9/27/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, 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: October 18, 2022  
xc: FM, EMD

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

2. Approve an increase to the Phase I preliminary design budget in the amount not to exceed \$124,981 for a revised budget of \$335,749 for the Idyllwild and San Jacinto Mountains Emergency OWS/TIS Project; and
3. Authorize the use of State Homeland Security Grant Program Funds not to exceed an additional \$124,981 for Phase I, including reimbursement to Facilities Management (FM) for incurred project related expenses.

<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>	\$ 124,981	\$ 0	\$ 124,981	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> State Homeland Security Grant Program Funds - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2022/23	

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

**BACKGROUND:**

**Summary**

On September 21, 2021, Item 3.6, the Board of Supervisors (Board) approved in-principle and preliminary design budget in the amount of \$210,768 for Phase I of the Idyllwild and San Jacinto Mountains Emergency OWS/TIS Project. In the same Board action, the Board approved the design-build agreement with Genasys, Inc. for consulting services to commence the planning phase of the Project.

During Phase 1, additional administrative costs were incurred during the procurement process, due diligence of permitting multiple sites, and the development and approval of owner agreements for County and non-County-owned sites; and environmental analysis and mitigation measures were developed to comply with the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA).

Therefore, Facilities Management (FM) is seeking Board approval for additional funds not to exceed \$124,981 for a revised preliminary design budget in the amount of \$335,749. The funds will cover the additional project administration and environmental obligations to complete the project design and keep the Project moving forward.

Facilities Management prepared an Initial Study for the proposed Project on behalf of the County of Riverside, which is the lead agency for the proposed Project. In the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and State CEQA Guidelines Section 15063, an Initial Study was prepared to determine if any potential significant impacts upon the environment would result from construction and implementation of

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the Project. The results of the initial study demonstrate that the Project would not have any significant impacts on the environment with implementation of the mitigation measures identified in the MMRP. All documents supporting the determination are located at the Riverside County Department of Facilities Management at 3450 14<sup>th</sup> Street, Suite 200, Riverside, CA 92501.

Facilities Management prepared and circulated the MND for the mandated 30-day public review period from August 4, 2022 to September 3, 2022. Pursuant to State CEQA Guidelines Section 15074, the County will consider all comments received during the review period prior to adoption of the Initial Study/MND. At the time of preparing this staff report, one comment was received by the Coachella Valley Conservation Commission (CVCC), who administers the Coachella Valley Multiple Species Habitat Conservation Plan (CVHSHCP).

CVCC requested that the numbering of sites in the Biological Resources Report match the numbering in the Project Description and identified the procedures/process for biological site review prior to permitting. The revisions have been incorporated into the IS/MND and the comments and responses are included as Appendix D. Pursuant to CEQA (Public Resources Code Section 21081.6), the County is required to adopt a reporting and monitoring plan for the mitigation measures identified in the Initial Study/MND to mitigate or avoid significant effects on the environment. The MMRP contained in the Initial Study/MND presented to the Board for adoption is designed to ensure compliance during Project implementation. It is recommended that the Board adopt the attached MND and MMRP and approve the Project to fulfill the requirements under CEQA. In addition, this action is not expected to result in any significant adverse environmental impacts as described in the National Environmental Policy Act of 1969 (NEPA). The proposed action has been reviewed and it has been determined, by the undersigned, that this action is categorically excluded under current DHS CATEX B3, D1, E1, E2 and M4 from further NEPA environmental documentation.

On December 20, 2021, and in accordance with Assembly Bill 52, tribes were notified about the Project. One tribe requested consultation which took place from February 7, 2022 through June 22, 2022 when formal consultation concluded. No other Tribes requested consultation within the 30-day notification period. Mitigation Measures were developed in coordination with the Tribe to address concerns related to the accidental discovery of cultural resources. Compliance with these mitigation measures ensure that potential impacts from inadvertent discoveries of archeological resources do not occur and remain less than significant. Construction of the project is anticipated to occur in late 2022/early 2023 depending on funding availability.

**Impact on Residents and Businesses**

The Idyllwild and San Jacinto Mountains Emergency OWS/TIS Project will improve public alert and warning systems to ensure the dissemination of reliable, relevant and actionable information to residents, visitors and others enjoying the Idyllwild and the San Jacinto Mountain areas.

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**Additional Fiscal Information**

The approximate allocation of the preliminary design budget increase is as follows:

PROJECT BUDGET LINE ITEMS	PROJECT BUDGET	DESIGN BUDGET ADJUSTMENT	REVISED DESIGN BUDGET
DESIGN PROFESSIONAL OF RECORD	87,930	0	87,930
SPECIALTY CONSULTANTS	30,000	10,000	40,000
REGULATORY PERMITTING	0	26,031	26,031
CONSTRUCTION	0	0	0
COUNTY ADMINISTRATION	66,842	88,950	155,792
PROJECT CONTINGENCY	25,996	0	25,996
<b>REVISED DESIGN BUDGET</b>	<b>\$ 210,768</b>	<b>\$ 124,981</b>	<b>\$ 335,749</b>

The Board previously approved the project budget in the amount of \$210,768 on September 21, 2021 (Item 3.6) and is 100% funded by State Homeland Security Grant Program Funds. This Board action will increase the project budget by \$124,981, from \$210,768 to \$335,749.

All costs associated with this Board action will be 100% funded by State Homeland Security Grant Program Funds and will be expended in FY 2022/23.

Attachments:

- Initial Study/Mitigated Negative Declaration
- NEPA Record of Environmental Consideration

RS:SP:RB:JH;sc;mg

FM08200010735

MT Item #19426

G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\19426\_D6 - 010735 - EMD Emerg Outdoor Warning System & Travlrs Info Stns-Phase I - Rev Design Bdgt & Adopt MND\_101822.doc



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STATE OF CALIFORNIA

*Meghan Hahn*  
\_\_\_\_\_  
Meghan Hahn, Senior Management Analyst 10/6/2022

*Kristine Bell-Valdez*  
\_\_\_\_\_  
Kristine Bell-Valdez, Supervising Deputy County Counsel 10/4/2022

*Aaron Gettis*  
\_\_\_\_\_  
Aaron Gettis, Deputy County Counsel 10/4/2022



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 22-380986**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202201033
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	ECDEV	
Account Name	ECDEV - ECONOMIC DEVELOPMENT-FACILITIES MGMT	
Balance	\$22,066.50	



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-380986
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MANAGEMENT	LEAD AGENCY EMAIL	DATE 10/24/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202201033	

PROJECT TITLE  
RAMSEY STREET BUILDING FIVE YEAR LEASE AGREEMENT, BANNING FM042130000200

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MANAGEMENT	PROJECT APPLICANT EMAIL	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH STREET 2ND FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT *(Check appropriate box)*

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ <b>\$50.00</b>
<input type="checkbox"/> Other		\$ _____


**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ \_\_\_\_\_ **\$50.00**

SIGNATURE <b>X</b> <i>C. Sandral</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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County of Riverside  
Facilities Management  
3133 Mission Inn Avenue, Riverside, CA

FOR COUNTY CLERK USE ONLY		
<b>FILED / POSTED</b>		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202201033		
10/24/2022 02:48 PM Fee: \$ 50.00		
Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

March 9, 2021

**Project Name:** Ramsey Street Building Five Year Lease Agreement, Banning

**Project Number** FM042130000200

**Project Location:** 3055 West Ramsey Street, Suites A, and B, west of Morongo Avenue, Banning California 92220; Assessor's Parcel Number (APN) 538-181-012

**Description of Project:** The County of Riverside (County) has been under lease contract for the Riverside University Health Care Clinic (RUHS) facility located at 3055 West Ramsey Street, Banning since 1986. On September 10, 2019 the Board of Supervisors approved M.O. 3.18 (Eighth Amendment) to allow Lessor to remodel the Health Clinic to demo certain areas of the space to accommodate additional exam rooms, include new plumbing, flooring, sinks and cabinetry for the exam rooms, reconfigure the reception area to expand the path of travel which included new flooring, paint to create efficient collaborative workspace utilizing systems furniture via Lessor's contractor and architect. RUHS budgeted and paid for the cost of tenant improvements upon completion.

The Lease expired on January 31, 2021; the premises continues to meet the space requirements for RUHS. Therefore, a new lease is required to bring all lease exhibits up to date for a new five-year lease term, with an option to terminate after twenty-four months, County shall provide six-month notice to Lessor for the option to terminate. The Lessor at Lessor's sole cost and expense shall provide the following exterior improvements to the premises: Repave, slurry and stripe the parking lot to bring it up to code; repair and paint the building facia with the color scheme selected by RUHS, update the landscaping with water wise plants, foliage and shrubs, add additional lighting behind the WIC Clinic for added security. Lessor will also have the roof application checked for roof leaks. In addition, the rent has been reduced as well as the annual escalator.

The Lessor will also provide the following interior improvements to the WIC Clinic suite at Lessor's sole cost and expense: Patch and paint walls throughout the interior suite to match the Health Clinic color scheme; replace the water fountain with an Elkay bottle hydration system; add a vent inside the lactation room, evaluate the HVAC system to reduce temperature inconsistencies; install hands free paper towel and soap dispensers in restrooms, remove existing blinds and replace with window shades and tint; add an electrical pass through button to secure lobby door, evaluate power load in back room and install new circuit if necessary. The five-year Lease Agreement and tenant improvements and is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the lease of an existing facility and does include minor tenant improvements; however, no expansion of the existing facility will occur. The operation of the facility will continue to provide public services for RUHS. 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

OCT 18 2022 3.17



**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**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 involve unusual circumstances that could potentially have 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 the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This 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 use of an existing building and minor tenant improvements. The improvements will not require physical modifications to the existing building or facility which would increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 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. With certainty, there is no possibility that the project may have a significant effect on the environment. The Lease Agreement and minor tenant improvements will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. 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.

Therefore, 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:** 03-09-2021

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