

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



ITEM: 3.7
(ID # 19939)

MEETING DATE:

Tuesday, December 06, 2022

FROM : FACILITIES MANAGEMENT AND RIVERSIDE COUNTY FIRE DEPARTMENT :

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Ben Clark Training Center Shower Trailer Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$262,089 - 100% Riverside County Fire Department Budget-General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Ben Clark Training Center Shower Trailer (BCTC Shower Trailer) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the BCTC Shower Trailer Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301, Class 1 Existing Facilities Exemption, Section 15303 Class 3 New Construction or Conversion of Small Structures Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy, CIP


Bill Weiser, Fire Department Chief

10/28/2022


Rose Salgado, Director of Facilities Management

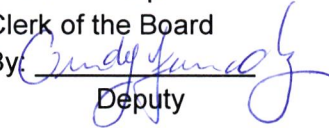
10/31/2022

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, Hewitt, and Perez
Nays: None
Absent: None
Date: December 6, 2022
xc: FM, Fire

Kecia R. Harper
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:

3. Approve in-principle the BCTC Shower Trailer Project located at 16902 Bundy Avenue, in Riverside, California; for the purchase, anchoring, and utility connections of a modular shower trailer;
4. Approve a preliminary project budget in the not to exceed amount of \$262,089 for the Project;
5. Authorize the use of Riverside County Fire Department Budget-General Fund 10000 in the not to exceed amount of \$262,089 for the Project, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of FM, or designee, 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 Agent to execute consultant services 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 \$262,089.

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 262,089	\$ 0	\$ 262,089	\$ 0
NET COUNTY COST	\$ 262,089	\$ 0	\$ 262,089	\$ 0
SOURCE OF FUNDS: Riverside County Fire Department Budget-General Fund 10000 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Fire Department Ben Clark Training Center has an area near the southeast corner of their Fire Drill Training grounds where they would like to install a modular shower building for the cadets to clean up after live fire drills to decontaminate themselves before going back to the dorm or off-site. The trailer is intended to be temporary until a permanent shower building can be built on the grounds. The location of the modular will be sited near the corner of Bundy Ave and 8th Street for existing sewer, water, and power connections. The scope of the project will include but is not limited to: purchase one 24' x 40' modular shower unit with an Americans with Disabilities Act (ADA) compliant ramp, and electrical, water and sewer connections to the new portable building from existing points of connection.

On June 29, 2021, Item 3.16, the Board approved a pre-qualified list of architectural and engineering and professional consulting firms to be retained on an as-needed basis. Due to their related experience in fire facilities, Facilities Management has selected Design West Engineering of San Bernardino, California, from the pre-qualified list to provide architectural and engineering services for the Project.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve in-principle the BCTC Shower Trailer Project, and the preliminary project budget in the not to exceed amount of \$262,089. FM intends to use the best cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project.

(Continued)

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

BACKGROUND:

Summary (Continued)

With certainty, there is no possibility that the BCTC Training Center Project may have a significant effect on the environment. The Project, as proposed, is limited to the placement and connection of a modular shower unit to support an existing use at an existing facility. No direct or indirect impacts would occur. Therefore, the BCTC Shower Trailer Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption, Section 15303 New Construction or Conversion of Small Structures Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. No expansion or change in use would occur with the placement of a modular shower unit on the site. 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

The BCTC Shower Trailer Project is to establish a shower for the Fire Department cadets to decontaminate themselves after live fire drills before returning to the dormitory or off-site.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	10,555
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	3,650
CONSTRUCTION	208,393
COUNTY ADMINISTRATION	15,665
PROJECT CONTINGENCY	23,826
PRELIMINARY PROJECT BUDGET	\$ 262,089

All costs associated with this Board action will be 100% funded through the Riverside County Fire Department Budget-General Fund 10000 and will be expended in FY 2022/23.

RS:SP:RB:JH:SC;to

FM05270011535

MT Item #19939

G:\Project Management Office\FORM 11'S\FORM 11's_In Process\19939_D3 - 011535 - BCTC Shower Trailer - In-Princ & Prelim Proj Budget_120622.doc

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


Suzanna Hockley, Assistant Director of Purchasing and Fleet Service 10/13/2022


Meghan Hahn, Principal Management Analyst 11/23/2022


Kristine Bell-Valdez, Supervising Deputy County Counsel 11/21/2022

COPY
Dept to file

Riverside County
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

NOTICE OF EXEMPTION

August 25, 2022

Project Name: Ben Clark Training Center (BCTC) Modular Showers Project

Project Number: FM05270011535

Project Location: 16902 Bundy Avenue, south of 9th Street, Riverside, CA 92508, Assessor's Parcel Number (APN): 294-110-005

Description of Project: The Riverside County Fire Department BCTC has an area near the southeast corner of their Fire Drill Training grounds where they would like to install a modular shower building for the cadets to be able to clean up after live fire drills to decontaminate themselves before going back to the dorm or heading home. The building is intended to be temporary until a permanent shower building can be built on the grounds. The siting of the modular will be sited near the corner of Bundy Ave and 8th Street for existing sewer, water, and power connections. The installation of modular shower building at BCTC is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide fire training services at the existing facility 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 Existing Facilities Exemption; Section 15303 New Construction or Conversion of Small Structure Exemption, and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15303.

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 Modular shower building at the BCTC.

DEC 6 2022 3.7

- **Section 15301 (d)–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 improvements within the existing facility are minor functional modifications needed to provide a washdown area after firefighting training which will provide an appropriate level of safety. The facility provides fire training services, and the improvements to the existing facility to maintain safe and efficient operation are exempt as they meet the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15303 (c) New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The new modular building is approximately 720 feet in size and is within the 2,500-foot development threshold identified in 15303 (c). The modular showers and will not require additional capacity or expansion of public services. No additional capacity would be created by the showers that would function as an accessory use to the existing fire training facility. The facility would continue to be used in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, 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 installation of the modular shower facility within the existing BCTC campus consists of minor modifications within developed areas to increase the functionality and safety of the facility and will not result in any direct or indirect physical environmental impacts.

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: 8-25-2022

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

Riverside County
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

NOTICE OF EXEMPTION

August 25, 2022

Project Name: Ben Clark Training Center (BCTC) Modular Showers Project

Project Number: FM05270011535

Project Location: 16902 Bundy Avenue, south of 9th Street, Riverside, CA 92508, Assessor's Parcel Number (APN): 294-110-005

Description of Project: The Riverside County Fire Department BCTC has an area near the southeast corner of their Fire Drill Training grounds where they would like to install a modular shower building for the cadets to be able to clean up after live fire drills to decontaminate themselves before going back to the dorm or heading home. The building is intended to be temporary until a permanent shower building can be built on the grounds. The siting of the modular will be sited near the corner of Bundy Ave and 8th Street for existing sewer, water, and power connections. The installation of modular shower building at BCTC is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide fire training services at the existing facility 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 Existing Facilities Exemption; Section 15303 New Construction or Conversion of Small Structure Exemption, and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15303.

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 Modular shower building at the BCTC.

- Section 15301 (d)–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 improvements within the existing facility are minor functional modifications needed to provide a washdown area after firefighting training which will provide an appropriate level of safety. The facility provides fire training services, and the improvements to the existing facility to maintain safe and efficient operation are exempt as they meet the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15303 (c) New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The new modular building is approximately 720 feet in size and is within the 2,500-foot development threshold identified in 15303 (c). The modular showers and will not require additional capacity or expansion of public services. No additional capacity would be created by the showers that would function as an accessory use to the existing fire training facility. The facility would continue to be used in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, 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 installation of the modular shower facility within the existing BCTC campus consists of minor modifications within developed areas to increase the functionality and safety of the facility and will not result in any direct or indirect physical environmental impacts.

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: 8-25-2022

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