

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



**ITEM: 3.11
(ID # 22966)**

MEETING DATE:

Tuesday, September 26, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT- REAL ESTATE (FM-RE): Authorize and Approve the Reallocation of Previously Approved Funds in the Amount of \$1,110,760 Originally Intended for the Expansion of Fire Station 26 to the Acquisition of Land for a New Fire Station located on Assessor's Parcel Numbers 447-280-001 and 447-280-002 in the Unincorporated Area of Hemet, California, District 3. [Total Cost: \$1,110,760 - 100% Development Impact Fees (DIF) Operations Fund] (Clerk to file Notice of Exemption).

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule or Common Sense Exemption;
2. Authorize and approve the reallocation of \$1,110,760 in Development Impact Fees (DIF) originally approved for the expansion of Fire Station 26 in the unincorporated area of Hemet, to include purchasing two (2) parcels to construct a new fire station on Assessor's Parcel Numbers (APN) 447-280-001 and 447-280-002;
3. Ratify and authorize reimbursement to FM-RE in the amount not-to-exceed \$48,586 for transactional, due diligence, and staff costs;
4. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete or memorialize this transaction; and,
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) working days of the approval by the Board.

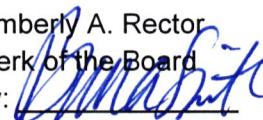
ACTION:Policy, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 9/12/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 26, 2023
xc: FM-RE, Recorder

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Development Impact Fees (DIF) Operations Fund			Budget Adjustment: No	
			For Fiscal Year: 2023/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On January 31, 2017, the Board approved Minute Order 3.6 granting County Fire the ability to expand Fire Station 26 in Hemet utilizing Development Impact Fees (DIF). The original intent was to expand the existing restroom, add an additional restroom, relocate existing bunk rooms, and provide Americans with Disabilities Act (ADA) upgrades to the building. The project was deemed cost prohibitive and the work never commenced.

County Fire has since been working with the Facilities Management Real Estate Division (“FM-RE”) to locate and acquire land for a new fire station in lieu of the expansion project. On August 24, 2023, FM closed escrow on the first of two (2) adjacent parcels of land. The newly acquired parcel is identified with Assessor’s Parcel Number (APN) 447-280-001, which the County purchased from Mani Nambiar and Margaret Marie Nambiar, Trustees of the Mani and Margaret Nambiar Living Trust, for \$500,000. The second parcel, identified with APN 447-280-002, closed escrow on September 6, 2023, and was purchased from Carol Rene Allison, Trustee of the Carol Rene Allison Revocable Trust, for \$300,000. These collective parcels are hereinafter referred to as the “Properties.”

The Properties were each acquired under the delegated authority pursuant to Riverside County Ordinance 598.8, Sect. 10, which authorizes the Director of Facilities Management to acquire interests in real property with a purchase price of five hundred thousand dollars (\$500,000) or less. The delegation of authority was granted to expedite the acquisition of property for a public need or purpose.

Due to the population growth in the unincorporated area of east Hemet and the staff growth at the current Hemet Station, County Fire requests to utilize the prior approved DIF funds in the amount of \$1,110,760 for the purpose of land acquisition and to construct a future station and abandon the previous request for expansion of the existing Station 26 located at 25954 Stanford Street in Hemet.

CEQA

With certainty, there is no possibility that the project may have a significant effect on the environment. The acquisition of the properties is identified as the proposed project under CEQA. The project is limited to purchase of property and does not allow for any construction

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activity, change in use, or any other condition that may lead to a direct or reasonably foreseeable indirect physical impacts to the environment.

The potential indirect effects from the acquisition would occur through series of discretionary actions that define a broader project, e.g., the construction and operation of a new fire station. The acquisition is not deemed to be an approval pursuant to CEQA for any specific development and does not commit the County, to a definite course of action regarding a project that may lead to an adverse effect on the environment or limit any choice of alternatives or mitigation measures prior to CEQA compliance. When considering future indirect effects from the construction and operation of a new fire station, at this point in the process, the design of the project is not substantive enough to provide a meaningful analysis of environmental effects.

Future development of the site by the County as lead agency ensures the appropriate mechanism to provide the opportunity for environmental considerations to influence design and the characterization of effects associated with the development of the fire station as more foreseeable details become known through the conceptual design process. Therefore, the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3), General Rule or Common-Sense Exemption.

Impact on Citizens and Businesses

Authorizing and approving this reallocation of funds would enable County Fire to build a new station that accommodates the growing needs of the community and provides improved public safety for the benefit of all citizens and businesses in eastern Hemet.

SUPPLEMENTAL:

Additional Fiscal Information

No net County cost will be incurred, and no budget adjustment is necessary, however FM-RE will incur costs associated with this transaction. FM-RE will be reimbursed an amount not to exceed \$48,586.

ITEM(S)	COST
Purchase Price of APN 447-280-001	\$500,000
Escrow Fees for APN 447-280-001	\$2,083
Purchase Price of APN 447-280-002	\$300,000
Escrow Fees for APN 447-280-002	\$1,503
County Administration	\$28,000
Appraisals	\$12,000
Environmental Surveys	\$3,500
Title Reports	\$1,500
TOTAL	\$848,586

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Attachments:

- Aerial Image
- Minute Order 3.6, from January 31, 2017
- Notice of Exemption

DC:kt/09012023/057FR/30.987

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202301023
09/26/2023 11:52 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy



NOTICE OF EXEMPTION

September 6, 2023

Project Name: Authorization to Acquire Property in the Unincorporated Area of Hemet, County of Riverside, California, on Assessor's Parcel Numbers (APNs) 447-280-001 and 447-280-002

Project Number: FM0412700057

Project Location: Along the east side of Girard Street, approximately 320 feet north of Stetson Avenue, east of the City of Hemet in unincorporated Riverside County, California, on APNs 447-280-001 and 447-280-002

Description of Project: On January 31, 2017, the Board approved Minute Order 3.6 granting County Fire the ability to expand Fire Station 26 in Hemet utilizing Development Impact Fees (DIF). The original intent was to expand the existing restroom, add an additional restroom, relocate existing bunk rooms, and provide Americans with Disabilities Act (ADA) upgrades to the building. The project was deemed cost prohibitive and the work never commenced.

County Fire has been working with Facilities Management (FM) to locate and acquire land for a new station in lieu of the expansion project. On August 24th, 2023, FM closed escrow on the first of two adjacent parcels of land. The newly acquired parcel is identified with APN 447-280-001, which the County purchased from Mani Nambiar and Margaret Marie Nambiar, Trustees of the Mani and Margaret Nambiar Living Trust, for \$500,000. The second parcel, identified with APN 447-280-002, is in escrow and is expected to close on or before September 21, 2023, and is being purchased from Carol Rene Allison, Trustee of the Carol Rene Allison Revocable Trust, for \$300,000. Both APNs are hereinafter referred to as the Properties. The Properties were each acquired under the delegated authority pursuant to Riverside County Ordinance 598.8, Sect. 10, which authorizes the Director of Facilities Management to acquire interests in real property with a purchase price of five hundred thousand dollars (\$500,000) or less. The acquisition of the Properties for County Fire is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to purchase of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or reasonably foreseeable indirect physical impacts to the environment.

Name of Public Agency Approving Project: Riverside County

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

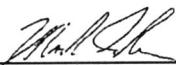
Exempt Status: State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5 and 19 Section 15061.

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 acquisition of the Properties for County Fire.

- **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 acquisition of properties for County Fire is an administrative function and would not result in direct effects. Indirect effects of the transfer would provide the County ownership of the property with a future plan to build a Fire Station to replace the existing Fire Station #26. The project is limited to purchase of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or reasonably foreseeable indirect physical impacts to the environment.

In addressing indirect effects of the acquisition, CEQA Guidelines 15004(b) identifies the necessity of balance in determining the timing of CEQA compliance, citing the need to enable environmental considerations to have influence on programming and design, while at the same time having enough detailed information for meaningful environmental assessment. The potential indirect effects from the acquisition would occur through series of discretionary actions that define a broader project, e.g., the construction and operation of a new fire station. The acquisition is not deemed to be an approval pursuant to CEQA for any specific development and does not commit the County, to a definite course of action regarding a project that may lead to an adverse effect on the environment or limit any choice of alternatives or mitigation measures prior to CEQA compliance. When considering future indirect effects from the construction and operation of a new fire station, at this point in the process, the design of the project is not substantive enough to provide a meaningful analysis of environmental effects. Future development of the site by the County as lead agency ensures the appropriate mechanism to provide the opportunity for environmental considerations to influence design and the characterization of effects associated with the development of the fire station as more foreseeable details become known through the conceptual design process. Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), General Rule or Common-Sense Exemption. 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 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: 9-6-2023
Mike Sullivan, Senior Environmental Planner
County of Riverside

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.6
(ID # 2830)

MEETING DATE:

Tuesday, January 31, 2017

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

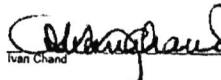
SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Riverside County Fire
Department Station 26 Expansion - California Environmental Quality Act Exempt,
Approval of In-Principle and Project Budget, District 3. [\$1,110,760 -
Development Impact Fees - Operations Fund Western Riverside County Fire
Facilities Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Riverside County Fire Department (County Fire) Station 26 Expansion 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 and direct the Clerk of the Board to file the Notice of Exemption;
2. Approve in-principle the County Fire Station 26 Expansion Project located in Hemet, California;

ACTION: Policy, CIP


Robert Hill, Assistant County Executive Officer EDA 1/24/2017


Ivan Chand 1/24/2017


Gregory P. Pringle, Director County Counsel 1/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington and Ashley
Nays: None
Absent: Tavaglione
Date: January 31, 2017
xc: EDA, Fire, Purchasing

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 300,000	\$ 810,760	\$ 1,110,760	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: DIF Operations Fund - Western Riverside County Fire Facilities Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 2016/17-17/18	

C.E.O. RECOMMENDATION: Approve

RECOMMENDED MOTION: Continued.

3. Approve a project budget of \$1,110,760 and authorize the use of the Development Impact Fees (DIF) Operations Fund - Western Riverside County Fire Facilities Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;
4. Delegate project management authority for the project to the Assistant County Executive Officer/EDA 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
5. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

BACKGROUND:

Summary

On April 22, 2016, County Fire submitted a project request to expand Fire Station 26 located in Hemet. Due to department staff growth and limited restroom facilities for all genders, there is a need to expand the station to accommodate female staff. The scope of work for the project is to expand the existing restroom, add an additional restroom, relocate the existing bunk rooms, and provide Americans with Disabilities Act (ADA) upgrades to the building.

Several meetings have been held with representatives from County Fire and EDA with the assistance of STK Architecture, Inc. (STK) to discuss scope, budget and schedule. STK was selected from the pre-qualified list of architectural and engineering services firms (Item 3-28, 8/18/15) due to their experience working with county projects.

The expansion of Fire Station 26 would consist of an addition to the northeast portion of the existing building, consisting of approximately 418 square feet. The expansion would occur on previously developed land, would not substantially increase or expand the use of the site, and is

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limited to the continued use of the site in a similar capacity. No direct or indirect physical environmental impacts are anticipated from with the expansion of Fire Station 26.

EDA will return to the Board under separate cover for approval of an architectural and engineering services agreement, plans and specifications, authorization to solicit bids, approval of project related agreements, and award the construction agreement.

Impact on Residents and Businesses

The County Fire Station 26 Expansion project will provide the adequate space to allow the Fire Department to provide services to the community in the most cost effective and timely manner. The expansion will also provide the necessary ADA upgrades the station requires for compliance.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	70,800
Construction Management	2	0
Construction Contract	3	600,000
Offsite Construction	4	0
Project Management	5	54,000
Fixtures, Furnishings, Equipment	6	10,760
Other Soft Costs / Specialty Consultants	7	67,745
Project Contingency	8	100,000
Minor Construction	9	207,455
Project Budget		\$ 1,110,760

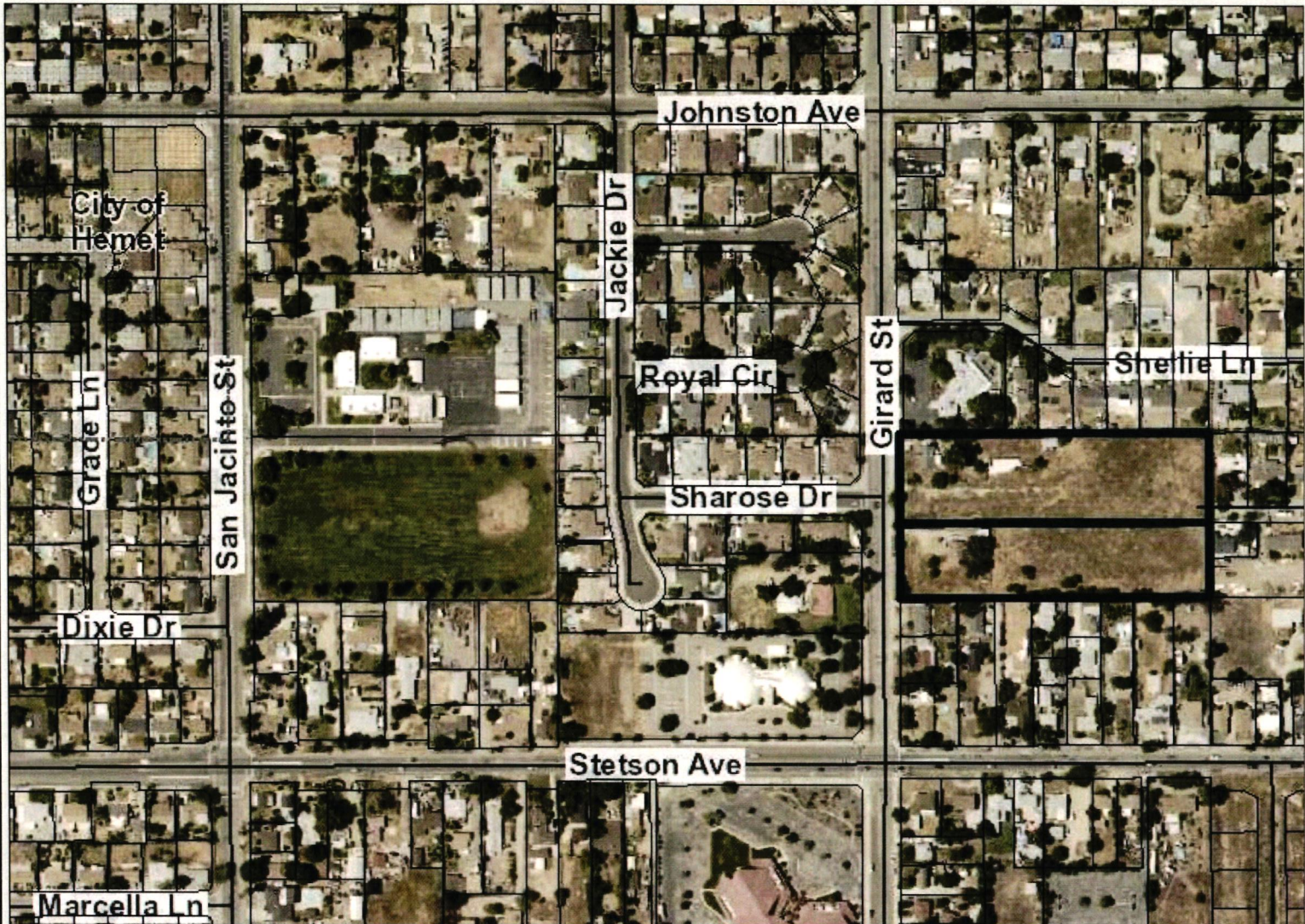
Expenditures for FY 2016/17 are estimated at \$300,000; expenditures for FY 2017/18 are estimated at \$810,760. All costs associated with this agreement will be 100% funded through DIF Operations Fund - Western Riverside County Fire Facilities Fund; therefore no departmental budget adjustment is required.

Attachment:

Notice of Exemption

Site of New Fire Station

APNs 447-280-001 & 447-280-002 - District 3



Legend

- rcells
- County Centerline Names
- County Centerlines Blueline
- Streams
- City Areas

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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