

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



ITEM: 3.14  
(ID # 28437)

MEETING DATE:  
Tuesday, August 26, 2025

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

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY FIRE DEPARTMENT: Riverside County Fire Administration Facility Generator and Automatic Transfer Switch Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 1. [\$743,161 – 54% Fire Department General Fund 10000, 46% Structural Fire Taxes]

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

1. Approve the Riverside County Fire Administration Facility Generator and Automatic Transfer Switch (Fire Admin Generator and Transfer Switch) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act 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 Admin Generator and Transfer Switch Project; for installation of an emergency backup generator and automatic transfer switch to support the headquarter facilities during an emergency and power outage;
4. Approve a preliminary project budget in the not-to-exceed amount of \$743,161 for the Project;

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**ACTION:**Policy, CIP

*Geoff Pemberton*  
Geoff Pemberton, Chief Deputy County Fire

8/13/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre


8/13/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 26, 2025  
xc: FM, Fire

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

5. Authorize the use of Fire Department General Fund 10000 and Structural Fire Taxes, 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, 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 are within the approved project budget; and,
7. Direct the Purchasing Agent to issue Purchase Orders in accordance with applicable Board policies to prequalified contractors in an amount not-to-exceed \$200,000 per vendor, per project, per year, or pursuant to an approved and executed contract, the total of all project contracts and purchase orders shall not exceed the approved project budget.

<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>	\$ 100,000	\$ 643,161	\$ 743,161	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fire Department General Fund 10000 – 54%, Structural Fire Taxes - 46%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 25/26 - 26/27	

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

**BACKGROUND:**

**Summary**

The Riverside County Fire Administration facility is located at 403 E. 4th Street in Perris, California, 92570. The Fire Department supports our local Riverside County residents and businesses and has over 100 fire stations throughout the County that need to remain operational during an emergency and power outage event. The Fire Administration facility is in need of a new natural gas generator and automatic transfer switch to support the facility and keep it running during an emergency. The scope of work for the Fire Admin Generator and Transfer Switch Project (Project) includes but is not limited to: engineering for installation of generator and automatic transfer switch, installation of a 225kVA/180kW natural gas generator with an outdoor sound attenuated enclosure, installation of outdoor rated 1200A automatic transfer switch, modifications to existing 1200A electrical service, electrical conduits, fittings, supports, wiring, and an upgrade of existing gas meter and piping to the new generator location.

On March 18, 2025, Item 3.8, the Board of Supervisors (Board) approved a pre-qualified list of architectural and engineering design professional consultants to be used on an as-needed basis. Facilities Management selected RASC Engineering from the pre-qualified list to provide engineering and design services for the installation of a new natural gas engine generator with a

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compatible automatic transfer switch for the Project. RASC Engineering has several years of experience working on generator related projects with the County.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not-to-exceed amount of \$743,161. FM will procure the most cost-effective project delivery method and award a construction contract in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the Fire Admin Generator and Transfer Switch Project may have a significant effect on the environment. The Project, as proposed, is for the installation of a gas engine powered generator and automatic transfer switch. The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as the Project meets the scope and intent of the "Common Sense" Exemption identified in Section 15061 (b)(3) and Class 1 – Existing Facilities Exemption identified in Section 15301. A Notice of Exemption will be filed by FM staff with the County Clerk and State Clearinghouse within five days of Board approval.

**Impact on Residents and Businesses**

The Fire Admin Generator and Transfer Switch Project will allow the Fire Administration Headquarters to remain operational during an emergency and during a power outage. The Project will allow Riverside County Fire Department to improve operational capacity and deliver public safety services for the benefit of both residents and businesses.

**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	25,000
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	8,000
CONSTRUCTION CONTRACT	482,510
OTHER CONSTRUCTION	77,091
COUNTY ADMINISTRATION	83,000
PROJECT CONTINGENCY	67,560
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 743,161</b>

All costs associated with this Board action will be 54% funded with Fire Department General Fund 10000 and 46% with Structural Fire Taxes. Expenditures for FY 25/26 are estimated at \$100,000, and expenditures for FY 26/27 are estimated at \$643,161. The funding was committed in the Fire Department's FY 24/25 budget via a Form 5 and submitted to the Executive Office as a Schedule K-1 to rollover funding from FY 24/25 into FY 25/26.

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Attachment:

- Notice of Exemption for the Riverside County Fire Administration Facility Generator and Automatic Transfer Switch Project

VY:TB:RM:RB:JHarrigan:TV

FM08270014306

MT Item #28437

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*Melissa Curtis*

Melissa Curtis, Deputy Director of Purchasing and Fleet

7/30/2025

*Evangelina Gregorio EO*

Evangelina Gregorio EO, Principal Mgmt Analyst

8/15/2025

*Aaron Gettis*

Aaron Gettis, Chief of Deputy County Counsel

8/14/2025

**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, Riverside, CA 92501

## NOTICE OF EXEMPTION

August 1, 2025

**Project Name:** Riverside County Fire Department Perris Administration Facility Natural Gas Generator and Automatic Transfer Switch

**Project Number:** FM08270014306

**Project Location:** 403 East 4<sup>th</sup> Street, east of South G Street, Perris, CA 92570; Assessor's Parcel Number (APN): 310-082-009

**Description of Project:** The Riverside County Fire Administration facility is located at 403 E. 4th Street in Perris, California, 92570. The Fire Department supports our local Riverside County residents and businesses and has over 100 fire stations throughout the County that need to remain operational during an emergency and power outage event. The Fire Administration facility is in need of a new natural gas generator and automatic transfer switch to support the facility and keep it running during an emergency. The scope of work for the Fire Admin Generator and Transfer Switch Project (Project) includes, but is not limited to, engineering for installation of generator and automatic transfer switch, installation of a 225kVA/180kW natural gas generator with an outdoor sound attenuated enclosure, installation of outdoor rated 1200A automatic transfer switch, modifications to existing 1200A electrical service, electrical conduits, fittings, supports, wiring, and an upgrade of existing gas meter and piping to the new generator location. The upgrades to the emergency backup power at the Perris Fire Administration facility is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will continue to provide public 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; and Section 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 upgrades to the emergency backup power at the Perris Fire Administration facility.

- 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 upgrades to the emergency backup power at the Perris Fire Administration facility, including the installation of an automatic transfer switch, new natural gas generator, attenuated sound enclosure, and utility infrastructure upgrades are needed to maintain public services in the event of a loss of power at the existing facility. The emergency backup power systems would operate only in emergencies or for periodic testing to ensure the systems are working properly. The improvements to the existing facility to connect the emergency power system would not expand the capacity of the site and would result in the continuation of public services; therefore, the project is exempt as the improvements meet 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. With certainty, there is no possibility that the project may have a significant effect on the environment. The installation of the upgrade to the emergency backup power at the Perris Fire Administration facility 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:** 8-1-25 \_\_\_\_\_

Mike Sullivan,  
County of Riverside, Facilities Management