STATE OF CALIFORNIA
Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet
DF-151 (REV 07/21)

Fiscal Year	Business Unit	Department	Priority No.
2026-27	3540	Forestry and Fire Protection	MA-12

Budget Request Name	Capital Outlay Program ID	Capital Outlay Project ID
3540-016-COBCP-2026-GB	2485	0008988

Project Title
Riverside Unit Headquarters: Relocate Facility

Project Status and Type
Status: ☐ New ☒ Continuing Type: ☒Major ☐ Minor

Project Category *(Select one)*

☐CRI *(Critical Infrastructure)*	☐WSD *(Workload Space Deficiencies)*	☐ECP *(Enrollment Caseload Population)*	☐SM *(Seismic)*
☒FLS *(Fire Life Safety)*	☐FM *(Facility Modernization)*	☐PAR *(Public Access Recreation)*	☐RC *(Resource Conservation)*

Total Request (in thousands)	Phase(s) to be Funded	Total Project Cost (in thousands)
$ 10,000	Acquisition	$ 110,476

Budget Request Summary

The California Department of Forestry and Fire Protection (CAL FIRE) requests a supplemental appropriation of $10,000,000 General Fund for the acquisition phase of the Riverside Unit Headquarters: Relocate Facility project, located in Riverside County. This is a continuing project. Total estimated project cost is $110,476,000.

Requires Legislation	Code Section(s) to be Added/Amended/Repealed	CCCI
☐ Yes ☐ No		

Requires Provisional Language	Budget Package Status
☐ Yes ☐ No	☐ Needed ☐ Not Needed ☐ Existing

Impact on Support Budget

One-Time Costs	☐ Yes	☐ No	Swing Space Needed	☐ Yes	☐ No
Future Savings	☐ Yes	☐ No	Generate Surplus Property	☐ Yes	☐ No
Future Costs	☐ Yes	☐ No			

If proposal affects another department, does other department concur with proposal? ☐ Yes ☐ No
Attach comments of affected department, signed and dated by the department director or designee.

Prepared By	Date	Reviewed By	Date
Department Director	**Date**	**Agency Secretary**	**Date**

Department of Finance Use Only

Principal Program Budget Analyst	Date submitted to the Legislature
Michael McGinness	1/9/2026

A. COBCP Abstract:

CAL FIRE requests a supplemental appropriation of $10,000,000 General Fund for the acquisition phase of the Riverside Unit Headquarters: Relocate Facility project. This is a continuing project. This project includes site acquisition and construction of an administration building, a training building, a fitness/tactical training building, an emergency command center/support building, a self-contained breathing apparatus repair building, a service center building, an auto shop, a covered vehicle wash rack with water recycle system and building, a telecommunications building, a covered parking structure(s) with photovoltaic panels, a standard multi-bay double deep fire station with a dozer/transport dozer shed, generator/pump/storage buildings (with generators), a radio communications tower, site development, utilities, propane or natural gas system, a septic system, a domestic water well with water treatment and storage, a fire suppression water system with water storage, landscaping and irrigation, site lighting and fencing, and telephone and radio cabling. Demolition and hazardous materials abatement, at the existing site, will be required upon completion of the new site.

Total project costs are estimated at $110,476,000, including acquisition ($12,160,000), preliminary plans ($4,573,000), working drawings ($4,573,000), and construction ($89,170,000). The construction amount includes the construction contract ($76,214,000), contingency ($7,621,000), architectural and engineering services ($2,276,000), agency-retained items ($50,000), and other project costs ($3,009,000). The acquisition phase began July 2022 and is estimated to be completed in June 2027. The preliminary plans phase is estimated to begin July 2027 and be completed in June 2028. The working drawings phase is estimated to begin July 2028 and be completed in June 2029. The construction phase is estimated to begin July 2029 and be completed in June 2032.

B. Purpose of the Project:

Background

CAL FIRE Riverside Unit Headquarters (UH), constructed in 1936, is part of the Riverside Unit which consists of a mixed-use facility that houses the main administrative building which includes the Fire Chief, Deputy Chiefs, Division Chiefs, Department of Forestry, and clerical staff. Perris Headquarters compound also houses the Emergency Command Center (ECC), ECC support building, service center, fleet management/auto shop, finance, personnel, human resources, public information, law enforcement, and Fire Station (FS)1 (barracks, apparatus building). Some buildings have been remodeled to increase office space and improve operational efficiencies of the unit headquarters, both from a fire suppression and resource management aspect.

Problem

The city of Perris owns the site access road (San Jacinto Avenue) which runs directly along the front and main road of the Perris Headquarters. City of Perris Planning Department personnel have notified CAL FIRE of plans to improve San Jacinto Avenue from C Street through to A Street for new residential construction and additional traffic access through to the 215 Freeway. The proposed roadway improvement would jeopardize security to the compound and Perris Headquarters, allow for public access to restricted areas creating a hazard risking integrity to materials, equipment, apparatus, and personnel. Additionally, improvements to the access roadway would likely eliminate site access as the roadway surface would require grading causing conflicts at entrance points. Personnel and site functions, housed in the current on-site buildings, have exceeded the capacity of the site. Offices are cramped and unsuitable for daily operations, parking is insufficient for staff and visitors, hosting other state agency and county functions is limited due to space. All buildings and infrastructure have exceeded their design life span and do not meet current building coding requirements. They are outdated, old, and in less than satisfactory condition. Some sections of the compound contain hazardous substances such as asbestos, lead, and mold. The auto shop is too small to fit the modern fire apparatus and growth of the state fleet; CAL FIRE's mobile fleet has evolved in size since original construction. The new Model 34G Apparatus does not fit into the current auto shop building; the auto

shop must conduct repairs outside in the elements and apparatus' undergoing maintenance inside the auto shop are cramped and leave little room for tools, equipment, and mobility.

C. Relationship to the Strategic Plan:

This project relates to the following goals in the CAL FIRE 2024 Strategic Plan:

Goal 5: Strengthen the Department's physical and digital infrastructure and streamline equitable access to information across core services.

Objective 2: Review and assess physical infrastructure across all levels of the Department to identify prioritized areas for improvement.

Goal 6: Identify core capabilities and strengthen operational capacity.

Objective 1: Ensure the Department has the resources and infrastructure to adapt to evolving operational demands and legal frameworks.

D.

E. Alternatives:

1. Approve supplemental acquisition funding.

   Advantages
   - This alternative would support CAL FIRE's goal to be an efficient, effective, and quality organization with the resources necessary to carry out the Department's mission, a goal that is difficult to accomplish in deteriorated, outdated, and undersized buildings.
   - A new location will provide the acreage necessary to construct a modern facility that meets current and anticipated mission needs, as well as all health, safety, and code requirements.
   - Relocation of the administrative operations and buildings will reduce the potential conflict with roadway improvement proposed in the ten-year plan by the city of Perris.

   Disadvantages
   - Additional costs to General Fund.

2. Defer Funding

   Advantages
   - This alternative postpones the need for additional General Fund until a future fiscal year.

   Disadvantages
   - This alternative does not correct in a timely manner the deficiencies at the existing UH and FS that impede CAL FIRE's ability to provide emergency response.
   - This alternative adds to the Department's backlog of critical capital improvements.
   - This alternative has an increased likelihood that the project costs will be higher when undertaken in the future.
   - This option risks being unable to acquire an optimal site, should CAL FIRE identify one, due to another party purchasing it. This could in turn lead to needing to buy more expensive or less ideal property for the project.

F. Recommended Solution:

1. Which alternative and why?

2. The recommended solution is alternative #1 - approve supplemental acquisition funding. This alternative ensures a facility that meets the operational needs of both the UH and FS. The new facility would meet current code requirements for health and safety and will be adequately sized to house staff and equipment.

3. Detailed scope description.

   This project includes site acquisition and construction of an administration building, a training building, fitness/tactical training building, an emergency command center/support building, a self-contained breathing apparatus repair building, a service center building, an auto shop, a covered vehicle wash rack with water recycle system and building, a telecommunications building, a covered parking structure(s) (with photovoltaic panels), a standard multi-bay double deep fire station with a dozer/transport dozer shed, generator/pump/storage buildings (with generators), a radio communications tower, site development, utilities, propane or natural gas system, a septic system, a domestic water well with water treatment and storage, a fire suppression water system with water storage, landscaping and irrigation, site lighting and fencing, and telephone and radio cabling. Demolition and hazardous materials abatement, at the existing site, will be required upon completion of the new site.

4. Basis for cost information.

   The costs are based on an estimate prepared by CAL FIRE.

5. Factors/benefits for recommended solution other than the least expensive alternative.

   The recommended solution is driven by the need to effectively deliver reliable critical emergency response resources to the State of California and meet the program requirements. Failure to implement the facility improvements outlined in this submittal will impact the operation of this mission critical facility. The structures are characterized by structural deficiencies, utility degradation, and noncompliance with current codes and standards required for an essential services facility. Repairs and maintenance of aged buildings add burden to staff during fire season and drains the station's support budget. Finally, the station's current congested location hampers rapid emergency response to its assigned State Responsibility Area.

6. Complete description of impact on support budget.

   Maintenance and repair costs for the new facility will be low at the beginning of its 50-year lifespan. The new facility may require new/additional furnishings and supplies.

7. Identify and explain any project risks.

   There are no risks associated with the completion of this project.

8. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

   Department of General Services - Division of the State Architect, and CAL FIRE – Office of the State Fire Marshal.

G. Consistency with Government Code Section 65041.1:

1. Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

   The current site is unsuitable to rehabilitate the existing infrastructure. This project requires relocating the facility to a new site.

2. Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

Yes. Due to the nature of the Department's mission, it can be necessary to locate facilities into areas that could have negative environmental and agricultural impacts; however, strategic placement of these facilities to provide more effective response to wildland fires will ultimately protect nearby forests, watersheds, agricultural land, and other valuable natural resources. Any impacts created at the new site will be minimized and appropriate mitigations will become part of the project.

3. Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

   Yes. CAL FIRE facilities are strategically located to meet the Department's mission. To the maximum extent possible, CAL FIRE prefers to develop close to existing roads, water, sewer, and other utilities to promote efficient development in the area and to mitigate future support costs for facility maintenance.