

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



ITEM: 3.8
(ID # 18687)

MEETING DATE:
Tuesday, May 17, 2022

FROM : FACILITIES MANAGEMENT AND ANIMAL SERVICES :

SUBJECT: FACILITIES MANAGEMENT (FM) AND ANIMAL SERVICES: Western Riverside County Animal Shelter Standby Emergency Generator and Automatic Transfer Switch Installation Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 2. [\$604,833, 100% Animal Services General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Western Riverside County Animal Shelter Standby Emergency Generator and Automatic Transfer Switch Installation (Western Animal Shelter Emergency Generator and Auto Transfer Switch) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

Continued page 2

ACTION:Policy, CIP

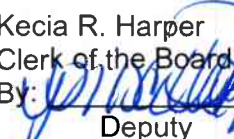

Rose Salgado, Director of Facilities Management 4/29/2022


Erin Gettis, Director of Animal Services 4/29/2022

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: May 17, 2022
xc: FM, Animal Services

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the Western Animal Shelter Emergency Generator and Auto Transfer Switch Project located at 6851 Van Buren Blvd., Riverside, California; to install an emergency backup generator and automatic transfer switch to provide backup power for the facility for emergency and catastrophe related purposes;
4. Approve a preliminary project budget in the not to exceed amount of \$604,833 for the Project;
5. Authorize use of the Animal Services General Fund 10000 in the amount not to exceed \$604,833, 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 her 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. Authorize the Purchasing Agent to execute pre-qualified consultant service 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 \$604,833.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 60,000	\$ 544,833	\$ 604,833	\$ 0
NET COUNTY COST	\$ 60,000	\$ 544,833	\$ 604,833	\$ 0
SOURCE OF FUNDS: Animal Services General Fund 10000 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2021/22-2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Western Riverside County Animal Shelter was designed and built with an infrastructure in place to support a standby emergency generator that would provide power for computer servers and lighting throughout the facility in the event of a power outage. Due to budget constraints

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during construction of the shelter, the generator and automatic transfer switch were removed from the project and the circuits intended for emergency power were connected to normal power. The Project will install the much-needed emergency backup generator and automatic transfer switch, utilizing the infrastructure currently in place and complete the emergency electrical system as intended in the original design. This project will require design services of an electrical engineer to properly size, specify and permit the new generator system.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Western Animal Shelter Emergency Generator and Auto Transfer Switch Project and the preliminary project budget in the not to exceed amount of \$604,833. FM will procure the most cost-effective project delivery method in accordance with applicable Board policies to complete the Project.

Pursuant to CEQA, the Western Animal Shelter Emergency Generator and Auto Transfer Switch Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15301 Class I Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to the installation of an emergency generator and transfer switch at an existing facility to keep power available during emergencies. The improvements will not alter the function of the facility or increase the intensity of use. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely involves minor alterations to existing facilities to provide necessary upgrades to operate during loss of power. 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

Installation of the standby emergency generator and automatic transfer switch will allow the Western Riverside County Animal Shelter to continue to provide services to the community in the event of a power outage.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	44,255
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	3,285
CONSTRUCTION	479,638
COUNTY ADMINISTRATION	22,670
PROJECT CONTINGENCY	54,985

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PRELIMINARY PROJECT BUDGET	\$ 604,833
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All costs associated with this Board action are 100% funded through Animal Services General Fund 10000. Expenditures for FY 2021/22 are estimated at \$60,000; and expenditures for FY 2022/23 are estimated at \$544,833.

RS:SP:JA:JH;mg FM08420011806 MT Item #18687
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\18687_D3 - 011806 - Wstrn RivCo Animal Shltr Standby Emerg
Gen & ATS Instl Proj - In-Princ & PrelimProjBdgt_051722.doc



Suzanna Hinkle, Assistant Director of Purchasing and Fleet Service

4/28/2022



Frankie Z. Ezzat, Director of Budget

5/11/2022

Riverside County
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507

COPY

FM to file NOE

NOTICE OF EXEMPTION

April 7, 2022

Project Name: Western Riverside Animal Shelter Emergency Generator and Automatic Transfer Switch Installation Project

Project Number: FM08420011806

Project Locations: 6851 Van Buren Boulevard, south of Limonite Avenue, Jurupa Valley, California, 92509, Assessor's Parcel (APN) 163-300-002

Description of Project: The Western Riverside County Animal Shelter was designed and built with an infrastructure in place for a standby emergency generator to provide emergency power for their computer servers and emergency lighting power throughout the facility. Due to budget constraints during construction, the generator and automatic transfer switch were removed from the project and the circuits intended for emergency power were connected to normal power. This Project will install the emergency backup generator and automatic transfer switch unitizing the infrastructure currently in place and complete the emergency electrical system as originally designed.

The installation of the emergency generator and automatic transfer switch is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in an 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 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 installation of the emergency generator and automatic transfer switch at the existing animal shelter.

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- **Section 15301 –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 project, as proposed, is limited the installation of an emergency generator and automatic transfer switch at an existing facility to maintain uninterrupted power supply. The facility was designed with the proposed improvements but were not able to be implemented due to budgetary constraints. 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 it meets 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 proposed improvements will not result in any direct or indirect physical environmental impacts. The use of the facility would remain unchanged, continuing to provide public services. 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.

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: 4-7-2022

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