

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



ITEM: 3.9
(ID # 18940)

MEETING DATE:
Tuesday, June 21, 2022

FROM : FACILITIES MANAGEMENT AND DEPARTMENT OF ANIMAL SERVICES :

SUBJECT: FACILITIES MANAGEMENT (FM) AND DEPARTMENT OF ANIMAL SERVICES:
Coachella Valley Animal Campus Operating Room Renovation Project – California
Environmental Quality Act Exempt, Approval of In-Principle, and Preliminary Project Budget,
District 4. [\$710,105, 100% Department of Animal Services Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Coachella Valley Animal Campus Operating Room Renovation (CVAC Operating Room Renovation) 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 Section 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy, CIP


Erin Gettis, Director of Animal Services

6/7/2022

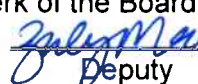

Rose Salgado, Director of Facilities Management

6/8/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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 Hewitt
Nays: None
Absent: None
Date: June 21, 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 CVAC Operating Room Renovation Project located at 72050 Pet Land Place in Thousand Palms, California; for the renovation of the existing operating room and ancillary space to create an animal operating suite;
4. Approve a preliminary project budget in the not to exceed amount of \$710,105 for the Project;
5. Authorize the use of Department of Animal Services Funds in the not to exceed amount of \$710,105, 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 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 \$710,105.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 10,105	\$ 700,000	\$ 710,105	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Department of Animal Services Funds – 100%			Budget Adjustment: No	
			For Fiscal Year: 2021/22-2022/23	

C.E.O. RECOMMENDATION: Approve

(Continued)

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BACKGROUND:

Summary

The Coachella Valley City / County Animal Shelter provides complete animal services for the unincorporated areas of Riverside County, serving shelter and adoption needs for Cathedral City, Coachella Valley, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert and Rancho Mirage. To accommodate the needs of our resident's pets and veterinarians, the Department of Animal Services is requesting modifications to their CVAC operating room. The scope of work will include the renovation of the existing operating room and conversion of a custodial room, medical gas supply, and HVAC; including electrical and plumbing modifications to meet the operating procedure room requirements.

On June 29, 2021, Item 3.16, the Board of Supervisors (Board) approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. Due to their experience, FM has selected Prest Vuksic Greenwood Architects from the pre-qualified list to provide architectural services to the Project.

Facilities Management recommends the Board approve the CVAC Operating Room Renovation Project and the preliminary project budget in the not to exceed amount of \$710,105. FM intends to use the best cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the CVAC Operating Room Renovation Project will have a significant effect on the environment. The Project, as proposed, is limited to minor improvements to the existing facility, which consists of the renovation of an existing operating room and conversion of ancillary space to create an animal surgical suite. The use of the facility will 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 I Exemption identified in Section 15301. 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 CVAC Operating Room Renovation Project will deliver enhanced services to residents for their pet's need and improve the use of the operating room by the veterinarians.

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Additional Fiscal Information

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

PROJECT BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	66,300
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	6,500
CONSTRUCTION	557,250
COUNTY ADMINISTRATION	15,500
PROJECT CONTINGENCY	64,555
PRELIMINARY PROJECT BUDGET	\$710,105

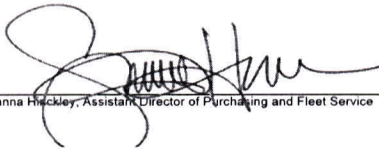
All costs associated with this Board action will be 100% funded through the Department of Animal Services Funds. Expenditures for FY 2021/22 are estimated at \$10,105; and expenditures for FY 2022/23 are estimated at \$700,000.

RS:SP:AR;sc;tv;to

FM05420011799

MT#18940

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Renovtn - In-Princ, Prelim & Proj Budget_062122.doc



Suzanna Huckle, Assistant Director of Purchasing and Fleet Service

6/1/2022



Meghan Hahn, Senior Management Analyst

6/10/2022

Riverside County
Facilities Management-PMO
3450 14th St., 2nd Floor, Riverside, CA 92501

COPY
FM STAFF TO FILE

NOTICE OF EXEMPTION

May 12, 2022

Project Name: Riverside County Coachella Animal Campus Operating Room Renovation Project

Project Number: FM05420011799

Project Location: 72-050 Petland Place, north of Varner Road, Thousand Palms, California 92276; Assessor's Parcel Number (APN): 650-020-024

Description of Project: The Coachella Valley City/County Animal Shelter provides complete animal services for the unincorporated areas of Riverside County, serving shelter and adoption needs for Cathedral City, Coachella Valley, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert and Rancho Mirage. The scope of work, includes the renovation of the existing operating room and conversion of a custodial room, medical gas supply, and HVAC, electrical and plumbing modifications to meet the operating procedure room requirements. The renovation of the operating room area within the Coachella Animal Campus building and accommodating improvements is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public animal services and will not result in a change or substantial expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

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; 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 renovation of the operating room within the existing Coachella Animal Campus building.

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- Section 15301 (b)–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 to interior modifications to improve the efficiency of the facility by the renovating the operating room to provide a more functional facility. The renovation and conversion of a custodial room, medical gas supply, and HVAC, electrical and plumbing modifications to meet the operating procedure room requirements would continue to provide public animal 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 renovation of the operating room area within the existing Coachella Animal Campus building will not result in any direct or indirect physical environmental impacts. The improvements would occur within existing facility, would not alter the footprint and is being completed to create a compliant and efficient facility. The use of the facility for public animal services would remain unchanged. 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: 5-12-2022

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