

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



ITEM: 3.24
(ID # 18762)

MEETING DATE:
Tuesday, June 28, 2022

FROM : FACILITIES MANAGEMENT AND ANIMAL SERVICES :

SUBJECT: FACILITIES MANAGEMENT (FM) AND ANIMAL SERVICES: Coachella Valley Animal Campus Emergency Generator Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [\$745,854, 100% Animal Services General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Coachella Valley Animal Campus Emergency Generator (CVAC Emergency Generator) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the CVAC Emergency Generator 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;
3. Approve in-principle, the CVAC Emergency Generator Project located at 72050 Pet Land Place, Thousand Palms, California; for the installation of an emergency generator and enclosure;

Continued on Page 2

ACTION: Policy, CIP


Erin Gettis, Director of Animal Services

6/16/2022


Rose Salgado, Director of Facilities Management

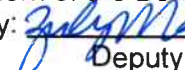
6/16/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, 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: June 28, 2022
xc: FM, Animal Services

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a preliminary project budget in the not to exceed amount of \$745,854 for the Project;
5. Authorize use of the Animal Services General Fund 10000 in the amount not to exceed \$745,854, 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 \$745,854.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 60,000	\$ 685,854	\$ 745,854	\$ 0
NET COUNTY COST	\$ 60,000	\$ 685,854	\$ 745,854	\$ 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 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, Desert Hot Springs, Indian Wells, Indio, La Quinta, Palm Desert and Rancho Mirage. The shelter does not currently have a backup generator to ensure the continuity of services provides to local patrons of the facility in the event of an emergency.

The Project will install the much-needed emergency generator within an enclosure to ensure emergency backup power in the event of a future Public Safety Power Shutoff (PSPS) and/or natural disaster; and will require design services of an electrical engineer to properly size, specify and permit the new generator system.

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

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the CVAC Emergency Generator Project and the preliminary project budget in the not to exceed amount of \$745,854. FM will procure the most cost-effective project delivery method in accordance with applicable Board policies to complete the Project.

Pursuant to CEQA, the CVAC Emergency Generator Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption. With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, is limited to minor improvements to the existing facility, which consists of the installation of an emergency generator and enclosure. The use of the facility would not change and would not result in an increase in capacity or intensity of use. No direct or indirect impacts would occur. 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 Emergency Generator Project will enhance the safety of staff and clients and provide continuity of services in the event of a Public Safety Power Shutoff and/or natural disaster.

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


Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	56,600
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	8,000
CONSTRUCTION	597,949
COUNTY ADMINISTRATION	15,500
PROJECT CONTINGENCY	67,805
PRELIMINARY PROJECT BUDGET	\$ 745,854

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 \$685,854.

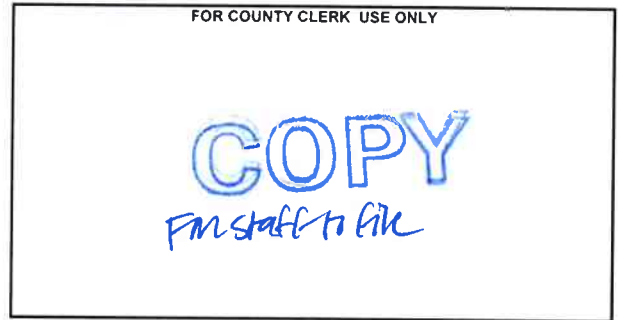
RS:SP:AR;sc;mg FM08420011805 MT Item #18762
G:\Project Management Office\FORM 11'S\Form 11's_In Process\18762_D4 - 011805 - Coachella Vly Animal Campus Emerg
Genrator Proj - Approval In-Princ & Prelim ProjBdgt_062822.doc


Suzanna Heckley, Assistant Director of Purchasing and Fleet Service

6/9/2022


Meghan Hahn, Senior Management Analyst 6/20/2022

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



NOTICE OF EXEMPTION

May 24, 2022

Project Name: Riverside County Coachella Animal Campus Emergency Generator Project

Project Number: FM08510011588

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 shelter does not currently have a backup generator to ensure the continuity of services provides to local patrons of the facility in the event of an emergency.

The Project will install the much-needed emergency generator within an enclosure to ensure emergency backup power in the event of a future Public Safety Power Shutoff (PSPS) and/or natural disaster; and will require design services of an electrical engineer to properly size, specify and permit the new generator system. The installation of an emergency generator to provide backup power within the Coachella Animal Campus 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 installation of an emergency generator to provide backup power at the existing Coachella Animal Campus.

JUN 28 2022 3:24

- **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 provide backup power in the event of an emergency. The installation of an emergency generator 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 installation of an emergency generator to provide backup power at the existing Coachella Animal Campus will not result in any direct or indirect physical environmental impacts. The improvements would occur at an existing facility, would not alter the footprint and is being completed to maintain power during emergencies. 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: 5-23-2022

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