

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



**ITEM: 3.4**  
(ID # 20501)

**MEETING DATE:**  
Tuesday, January 31, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT (FM): Goodhope Park Electrical and Power Evaluation Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$200,000 - 100% Facilities Management Community Center Budget - General Fund 10000]

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

1. Approve the Goodhope Park Electrical and Power Evaluation (Goodhope Park Electrical Evaluation) 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 15262 Feasibility and Planning Studies, Section 15301, Class 1 - Existing Facilities Exemption; and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the Goodhope Park Electrical Evaluation Project located in Perris, California; to evaluate the existing electrical system to ensure the load capacity, circuits, panels, and breakers are optimized for possible future expansion;

Continued on page 2

**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 1/12/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: January 31, 2023  
xc: FM

Kimberly Rector  
Clerk of the Board  
By:   
Deputy

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

4. Approve a preliminary project budget in the not to exceed amount of \$200,000 for the Project;
5. Authorize use of the Facilities Management Community Center Budget - General Fund 10000 not to exceed \$200,000, 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 the Project, and the sum of all contracts shall not exceed \$200,000.

<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>	\$ 200,000	\$ 0	\$ 200,000	\$ 0
<b>NET COUNTY COST</b>	\$ 200,000	\$ 0	\$ 200,000	\$ 0
<b>SOURCE OF FUNDS:</b> Facilities Management Community Center Budget - General Fund 10000 – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 22/23	

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

**BACKGROUND:**

**Summary**

The Moses Schaffer (Goodhope) Park and Community Center is located within the unincorporated area known as Goodhope, just west of the City of Perris. The aged facility has had many additions and expansions to its electrical system over the years. An evaluation is required to ensure that the electrical and power is optimized for possible future expansion of the recreational facilities used by residents of the surrounding area.

The scope of work for the Project includes but is not limited to: an evaluation of the existing electrical system to ensure the circuits, panels, and breakers are optimized; verification of the load capacity for exterior canopy lights, 50A event outlets, walking trail lights and irrigation pump; and verification of load capacity for future expansion.

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Facilities Management (FM) recommends that the Board of Supervisors (Board) approve the Goodhope Park Electrical Evaluation Project and the preliminary project budget in the not to exceed amount of \$200,000. 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 Goodhope Park Electrical Evaluation Project may have a significant effect on the environment. The Project is limited to the evaluation of the electrical and power system which is a feasibility and planning exercise to gather information about an existing facility. Any attempt at assessing the potential impacts of future actions indirectly resulting from the evaluation would be wholly speculative and not reasonably foreseeable, therefore, the evaluation is not considered a project under CEQA. Therefore, the Goodhope Park Electrical Evaluation Project is exempt as the Project meets the scope and intent of the Statutory Exemption identified in 15262, the Class 1 - Existing Facilities Categorical Exemption identified in Section 15301 and "Common Sense" Exemption identified in Section 15061 (b)(3). 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 Goodhope Park Electrical Evaluation Project will provide the evaluation and planning of the electrical system for future recreational facilities at the existing community center. No direct impact to local businesses is anticipated.

**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	14,890
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	5,798
CONSTRUCTION	148,333
COUNTY ADMINISTRATION	12,799
PROJECT CONTINGENCY	18,180
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$200,000</b>

All costs associated with this Board action will be 100% funded by Facilities Management Community Center Budget – General Fund 10000 and will be expended in FY 22/23.

RS:RM:RB:JH:SC:mg                      FM08720012379                      MT Item #20501  
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In-Princ & Prelim Proj Bdgt\_011023.doc

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Suzanna Heckley, Assistant Director of Purchasing and Fleet Service 12/20/2022

  
Meghan Hahn, Principal Management Analyst 1/19/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 1/18/2023

**Riverside County  
Facilities Management**

3450 14<sup>th</sup> Street, 2<sup>nd</sup> Floor, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

FM Staff  
to file

**NOTICE OF EXEMPTION**

November 15, 2022

**Project Name:** Moses Schaffer Park and Community Center Electrical Evaluation, Goodhope

**Project Number:** FM08720012379

**Project Location:** 21091 Rider Street, east of Brown Street, Perris, 92570, Assessor's Parcel Number (APN) 318-210-050

**Description of Project:** The Moses Schaffer Park and Community Center is located within the unincorporated area known as Goodhope, just west of the City of Perris. To ensure that the electrical and power is optimized for the possible future expansion of recreational facilities for the residents at the community center, an evaluation of the electrical system is needed.

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 selected Design West Engineering, Inc. from the pre-qualified list to provide engineering services to the project. The scope of the project includes but is not limited to: an evaluation of the existing electrical system to ensure the circuits, panels, and breakers are optimized; verification of the load capacity for exterior canopy lights, 50A event outlets, walking trail lights and irrigation pump. The evaluation of the electrical system at Goodhope Park and Community Center is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide community 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; Section 15303 New Construction or Conversion of Small Structure Exemption; Section 15311 Accessory Structures Exemption, and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, 15303 and 15311.

**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 lighting improvements at the Moses Schaffer Park and Community Center.

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- **Section 15262 Feasibility and Planning Studies:** This statutory exemption includes planning level activities for future actions that have not been approved, adopted or funded, and the plan does not include legally binding requirements. The electrical evaluation is a planning activity which will provide the necessary information to determine what can be feasible designed and improved within the parameters of the existing facility and what the magnitude of improvements would require. The study will not commit the County to any course of action and will not lead to any physical effects on the environment. Any attempt at assessing the potential impacts of future actions indirectly resulting from the evaluation would be wholly speculative and not reasonably foreseeable and are exempt as they meet the scope and intent of the Statutory Exemption identified in Section 15262, Article 18, Statutory Exemptions of the CEQA Guidelines.

**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 evaluation of the electrical system is an administrative information gathering exercise and will not result in physical changes to the existing facility. The information will provide a foundation for any changes in the operation of the facility. The facility provides community services, and the evaluation of the electrical system at the existing is exempt as the activity 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 evaluation of the electrical system at the existing facility does not involve any physical changes and is being used as a planning exercise to gather and use information for future design considerations, should they be necessary. Any attempt at assessing the potential impacts of future actions indirectly resulting from the evaluation would be wholly speculative and not reasonably foreseeable.

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: 11-15-2022

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