

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



ITEM: 3.23  
(ID # 24420)

**MEETING DATE:**  
Tuesday, April 30, 2024

**FROM :** FACILITIES MANAGEMENT AND EMERGENCY MANAGEMENT DEPARTMENT  
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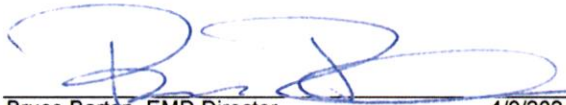
**SUBJECT:** FACILITIES MANAGEMENT (FM) AND EMERGENCY MANAGEMENT DEPARTMENT (EMD): Mead Valley Community Center Senior Room Secondary Mechanical System Project - California Environmental Quality Act (CEQA) Exempt pursuant to State CEQA Guidelines Section 15301 Existing Facilities and 15061 (b)(3) Common Sense Exemptions, Approval of In-Principle and Preliminary Project Budget; District 1. [\$333,984 - 91% Facilities Management Community Center General Fund 10000; 9% Emergency Management Department General Fund 10000]

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

1. Approve the Mead Valley Community Center Senior Room Secondary Mechanical System (Mead Valley CC Senior Room Mechanical System) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

**ACTION:**Policy, CIP

  
Bruce Barton, EMD Director 4/9/2024


  
Rose Salgado, Director of Facilities Management 4/9/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, 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: April 30, 2024  
xc: FM, EMD

Kimberly A. Rector  
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:

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;
3. Approve in-principle the Mead Valley CC Senior Room Mechanical System Project located at 21091 Rider Street in Perris, California; to increase the capacity of the existing mobile generator to cool the Senior Room in the event of a power outage;
4. Approve a preliminary project budget in the not to exceed amount of \$333,984 for the Project;
5. Authorize the use of Facilities Management Community Center General Fund 10000 in the amount not to exceed \$303,961; and Emergency Management Department General Fund 10000 in the amount not to exceed \$30,023, 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 \$333,984.

<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>	\$ 75,000	\$ 258,984	\$ 333,984	\$ 0
<b>NET COUNTY COST</b>	\$ 75,000	\$ 258,984	\$ 333,984	\$ 0
<b>SOURCE OF FUNDS:</b> Facilities Management Community Center General Fund 10000 – 91%; Emergency Management Department General Fund 10000 – 9%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24 – 24/25	

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

**BACKGROUND:**

**Summary**

The Mead Valley Community Center is located at 21091 Rider Street in Perris, CA 92570. A recent cooling issue at the Community Center was traced back to an electrical panel, which

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

determined that the existing mobile generator was insufficiently sized to take on the added load of the Senior Room. In order to provide cooling for the Senior Room in the event of a power outage, the scope of the project includes but is not limited to: installation of a secondary mechanical system, split DX system, to cool the Senior Room that will run on the existing 150KW emergency generator; and add additional power circuits on the emergency generator circuit in the Senior Room.

On June 29, 2021, Item 3.16, the Board of Supervisors approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. Due to their experience, Facilities Management (FM) selected Design West Engineering, Inc. of San Bernardino, California from the pre-qualified list to provide engineering design services to the project.

Facilities Management (FM) recommends the Board approve the Mead Valley CC Senior Room Mechanical System Project and the preliminary project budget in the not to exceed amount of \$333,984. FM will procure the most cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project.

Pursuant to CEQA, the Mead Valley CC Senior Room Mechanical System Project was reviewed and determined to be categorically exempt under State CEQA Guidelines, Sections 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption. With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, includes the installation of a secondary mechanical system, split DX system, to cool the Senior Room. The use of the facility would continue to provide community services and would not result in a significant increase in capacity or intensity of use. 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 Mead Valley CC Senior Room Mechanical System Project will provide a comfortable, air-conditioned Senior Room for its residents during a power outage event.

**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	44,814
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	4,500
CONSTRUCTION CONTRACT	227,436
COUNTY ADMINISTRATION	26,872

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

PROJECT CONTINGENCY	30,362
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$333,984</b>

All costs associated with this Board action will be 91% funded with Facilities Management Community Center General Fund 10000 in the amount of \$303,961; and 9% with Emergency Management Department General Fund 10000 in the amount of \$30,023. \$75,000 will be expended in FY 23/24 and \$258,984 will be expended in FY 24/25.

RS:VB:RM:MB:RB:SC:TV

FM08200012805

MT Item #24420

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*Meghan Hahn*  
\_\_\_\_\_  
Meghan Hahn, Director of Procurement      3/27/2024

*Veronica Santillan*  
\_\_\_\_\_  
Veronica Santillan, Principal Management Analyst      4/22/2024

*Aaron Gettis*  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel      4/12/2024

**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, Riverside, CA 92501

FM staff to file

## NOTICE OF EXEMPTION

March 6, 2024

**Project Name:** Mead Valley Community Center Mechanical System Upgrade Project

**Project Number:** FM08200012805

**Project Locations:** 21565 Steele Peak Road, west of Spring Street, Perris, California, 92570; Assessor's Parcel Number (APN): 343-220-034

**Description of Project:** The Mead Valley Community Center is located at 21565 Steele Peak Road in Perris, CA 92570. A recent cooling issue at the Community Center was traced back to an electrical panel, which determined that the existing mobile generator was insufficiently sized to take on the added load of the Senior Room. In order to provide cooling for the Senior Room in the event of a power outage, the scope of the project includes, but is not limited to, installation of a secondary mechanical system, split DX system, to cool the Senior Room that will run on the existing 150KW emergency generator; and add additional power circuits on the emergency generator circuit in the Senior Room. The improvements to the mechanical system at the Mead Valley Community Center is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will continue to provide public 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; and Section 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 improvements to the mechanical system at the Mead Valley Community Center.



