

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



**ITEM: 3.53
(ID # 24746)**

MEETING DATE:
Tuesday, June 04, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Good Hope (Moses Schaffer) Community Center Improvements/Expansion Project - California Environmental Quality Act (CEQA) Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, Section 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 1. [\$874,758 - 100% Federal Funds - American Rescue Plan Act (ARPA) Coronavirus Relief Fund 21735 (Previously Approved Budget)] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Good Hope (Moses Schaffer) Community Center Improvements/Expansion (Goodhope Community Center Improvements) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION:4/5 Vote Required, Policy, CIP


Rose Salgado, Director of Facilities Management 5/16/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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 Gutierrez
Nays: None
Absent: None
Date: June 4, 2024
xc: FM

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, Section 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
3. Approve in-principle the Good Hope Community Center Improvements Project located at 21565 Steele Peak Road in Perris, California; to install shade structures at basketball benches and at the patio courtyard, replace existing HVAC units, exhaust fan and evaporative cooler, and replace the kitchen refrigerator, freezer and dry storage room flooring and shelves;
4. Approve a preliminary project budget in the not to exceed amount of \$874,758 for the Project;
5. Authorize the use of Federal Funds - American Rescue Plan Act (ARPA) Fund 21735 in the amount not to exceed \$874,758, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Approve and direct the Auditor Controller to make the budget adjustment as shown on Schedule A;
7. 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
8. 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 \$874,758.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 600,758	\$ 274,000	\$ 874,758	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Federal Funds - American Rescue Plan Act (ARPA) Coronavirus Relief Fund 21735 (Previously Approved Budget)			Budget Adjustment: Yes	
			For Fiscal Year: 23/24-24/25	

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Summary

The Good Hope (Moses Schaffer) Community Center is located at 21565 Steele Peak Road in Perris, California 92570, within the unincorporated area known as Good Hope, just west of the City of Perris. The aged facility has had many additions and expansions to the community center over the years. On December 13, 2022, Item 3.2, the Board of Supervisors (Board) approved an allocation of ARPA funds for the Good Hope Community Center improvements.

The scope of work for the Project includes but is not limited to: installation of shade structures at the basketball benches and patio cover over the courtyard, replacement of two existing HVAC units, exhaust fan, evaporative cooler, and door hardware; and replacement of kitchen hood and necessary equipment to bring the kitchen up to commercial kitchen standards.

Facilities Management (FM) recommends that the Board approve the Good Hope Community Center Improvements Project and the preliminary project budget in the not to exceed amount of \$874,758. 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 Good Hope Community Center Improvements Project may have a significant effect on the environment. The Project, as proposed, is limited to the installation of accessory structures (patio cover and shade structures) within the existing outdoor recreational area and interior equipment upgrades and replacement to the kitchen and air flow systems within the community center. The use of the facility would continue as a community center and would not result in a significant increase in capacity or intensity of use. Therefore, the Good Hope Community Center Improvements Project is exempt as the project meets the scope and intent of the "Common Sense" Exemption identified in Section 15061 (b)(3), Class 1 – Existing Facilities Exemption identified in Section 15301, and Class 11 – Accessory Structures Exemption. A Notice of Exemption will be filed by FM staff with the County Clerk and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The Good Hope Community Center Improvements Project will provide for improved recreational facilities and commercial kitchen standards at the existing community center. No direct impact to local businesses is anticipated.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	42,378
SPECIALTY CONSULTANTS	3,000
REGULATORY PERMITTING	3,500
CONSTRUCTION CONTRACT	601,042
OTHER CONSTRUCTION	74,436
COUNTY ADMINISTRATION	70,878
PROJECT CONTINGENCY	79,524
PRELIMINARY PROJECT BUDGET	\$874,758

All costs associated with this Board action will be 100% funded by Federal Funds - American Rescue Plan Act (ARPA) Coronavirus Relief Fund 21735 (Previously Approved on 12/13/22, Item 3.2). Expenditures for FY 23/24 are estimated at \$600,758; and expenditures for FY 24/25 are estimated at \$274,000.

RS:RM:RB:JH:SC:mg FM08720013060 MT Item #24746
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SCHEDULE A

Facilities Management Budget Adjustment

Fiscal Year 2023/2024

INCREASE IN ESTIMATED REVENUE:
21735 -7200800000 -763520 Fed-American Rescue Plan Act \$600,758

TOTAL INCREASE IN ESTIMATED REVENUES: \$600,758

INCREASE IN APPROPRIATIONS:
21735 -7200800000 - 542040 Buildings - Capital Projects \$600,758

TOTAL INCREASE IN APPROPRIATIONS: \$600,758

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

Meghan Hahn
Meghan Hahn, Director of Procurement 5/8/2024

Veronica Santillan
Veronica Santillan, Principal Management Analyst 5/29/2024

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel 5/21/2024

Riverside County
Facilities Management
3450 14th Street, Riverside, CA 92501

FM staff to file

NOTICE OF EXEMPTION

April 16, 2024

Project Name: Goodhope (Moses Schaffer) Community Center Site Improvements Project, Perris

Project Number: FM08720013060

Project Location: 21565 Steele Peak Road, west of Palm Street, Lake Perris, 92570, Assessor's Parcel Numbers (APNs) 343-220-034, 343-220-033

Description of Project: The Goodhope Community Center is located at 21565 Steele Peak Road in Perris, California 92570, within the unincorporated area known as Goodhope, just west of the City of Perris. The aged facility has had many additions and expansions to the community center over the years. On December 13, 2022, Item 3.2, the Board of Supervisors (Board) approved an allocation of ARPA funds for the Goodhope Community Center improvements.

The scope of work for the Project includes, but is not limited to, installation of shade structures at the basketball benches and patio cover over the courtyard, replacement of two existing HVAC units, exhaust fan, evaporative cooler, and door hardware; and replacement of kitchen hood and necessary equipment to bring the kitchen up to commercial kitchen standards. The site improvements at the Goodhope Community Center 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 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 Class 1 Existing Facilities Exemption; Section 15311 Class 11 Accessory Structures Exemption, and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, 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 at the site improvements at the existing Goodhope Community Center.

- Section 15301-Existing Facilities Exemption:** 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, includes interior improvements to the existing kitchen and HVAC system at the Goodhope Community Center so that it can operate as a commercial kitchen to prepare and serve food at community events. The project also includes the addition of shade structure and patio cover which would provide shade over the existing recreational area. The use of the facility would continue to provide public services to the community 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 15311 – Class 11 Accessory Structure Exemption:** This Class 11 categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project, as proposed, includes the addition of shade covers structures at the benches on the basketball court and a patio cover over the courtyard. The shade structures and patio cover are new accessory structures to provide shade to the existing outdoor recreational area. These improvements would be appurtenant to the existing Community Center and will not substantially increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, 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. The proposed improvements to the existing facility will not result in any direct or indirect physical environmental impacts. The improvements would require limited construction activity within the existing site and would not alter the function or use of the site or have any external physical effects. The improvements are limited to the redevelopment of existing recreational space with a Pickle Ball court and associated improvements. The site improvements would restore the function of the facility as the existing sand volleyball court is deteriorated and unused. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. 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: 4-16-2024

Mike Sullivan,
County of Riverside, Facilities Management