

ITEM: 3.19 (ID # 26519) MEETING DATE: Tuesday, December 03, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Mead Valley Community Center Improvements 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. [\$3,000,000 - 100% Federal Funds - American Rescue Plan Act (ARPA) Funds (Previously Approved Budget)] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

- 1. Approve the Mead Valley Community Center Improvements Project for inclusion in the Capital Improvement Program (CIP);
- 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 Mead Valley Community Center Improvements Project located at 21091 Rider Street in Perris, California; to replace existing lawn with artificial turf, add landscaping, lighting, and security measures;

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ACTION:4/5 Vote Required, Policy, CIP



MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:Jeffries, Spiegel, Washington, Perez and GutierrezNays:NoneAbsent:NoneDate:December 3, 2024xc:FM

Kimberly A. Rector Clerk of the Board Deputy

RECOMMENDED MOTION: That the Board of Supervisors:

- 4. Approve a preliminary project budget in the not to exceed amount of \$3,000,000 for the Project;
- Approve and Obligate Federal American Rescue Plan Act (ARPA) Funds in the amount not to exceed \$3,000,000, 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 a) 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 b) issue Purchase Orders for the sum of all project contracts and/or work orders shall not exceed the approved Project budget.

FINANCIAL DATA	Current Fiscal Year:		Next Fiscal Year:		Total Cost:		Ongoing Cost		
COST	\$	1,000,000	\$	2,000,000	\$	3,000,000	\$	0	
NET COUNTY COST	\$	0	\$	0	\$	0	\$	0	
SOURCE OF FUNDS: 100% Federal Funds - American						Budget Adjustment: Yes			
Rescue Plan Act (ARPA) Funds (Previously Approved Budget)						For Fiscal Year: 24/25-25/26			

C.E.O. RECOMMENDATION: Approve

BACKGROUND: Summary

The Mead Valley Community Center Improvements Project is located at 21091 Rider Street in Perris, California 92530. On December 13, 2022, Item 3.2, the Board of Supervisors (Board) approved an allocation of ARPA funds for the Mead Valley Community Center improvements and on July 11, 2023, Item 3.1, the Board approved an allocation of ARPA funds for the Mead Valley Community Center park and sports improvements.

The scope of work for the Project includes but is not limited to: replacement of the existing lawn with artificial turf, installation of landscaping, add field lighting and exercise stations, improve security by installing gates, and other minor improvements.

Facilities Management (FM) recommends that the Board approve the Mead Valley Community Center Improvements Project and the preliminary project budget in the not to exceed amount of \$3,000,000. 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 Mead Valley Community Center Improvements Project may have a significant effect on the environment. The Project, as proposed, is limited to the replacement of the existing lawn with artificial turf, landscaping, field lighting, exercise stations, and security measures including gates. The use of the facility would continue as a park and would not result in a significant increase in capacity or intensity of use. Therefore, the Mead Valley 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 Mead Valley Community Center Improvements Project will provide for improved recreational facilities which will promote physical activity and improved mental health outcomes. No direct impact to local businesses is anticipated.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT		
DESIGN PROFESSIONAL OF RECORD	99,930		
SPECIALTY CONSULTANTS	47,370		
REGULATORY PERMITTING	12,750		
CONSTRUCTION CONTRACT	1,950,000		
OTHER CONSTRUCTION	539,700		
COUNTY ADMINISTRATION	80,250		
PROJECT CONTINGENCY	270,000		
PRELIMINARY PROJECT BUDGET	3,000,000		

All costs associated with this Board action were previously approved on December 13, 2022 Item 3.2 and on July 11, 2023, Item 3.1 and is 100% funded by Federal Funds - American Rescue Plan Act (ARPA) Funds. Expenditures for FY 24/25 are estimated at \$1,000,000 and \$2,000,000 for FY 25/26.

RS:RM:RB:DL:SC: FM08720013228 MT Item #26519 G:\Project Management Office\FORM 11'S\Form 11's_In Process\26519_D3 - 013228 - Mead Valley Community Center Improvements - InPrincProjBdgt.doc

SCHEDULE A

Facilities Management Budget Adjustment Fiscal Year 2024/2025

 INCREASE IN ESTIMATED REVENUE:
 \$1,000,000

 30100 -7200800000 -790600 Contrib Fr Other County Funds
 \$1,000,000

 TOTAL INCREASE IN ESTIMATED REVENUES:
 \$1,000,000

 INCREASE IN APPROPRIATIONS:
 \$1,000,000

 30100 -7200800000 - 542040 Buildings - Capital Projects
 \$1,000,000

TOTAL INCREASE IN APPROPRIATIONS:

\$1,000,000

Meghan Habn, Director of Procurement

eronica Santillan Vero 11/15/2024

11/21/2024

11/18/2024

FM staff to file

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

NOTICE OF EXEMPTION

November 12, 2024

Project Name: Mead Valley Community Center Recreational Improvements

Project Number: FM08720013228

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

Description of Project: The Mead Valley Community Center Improvements Project is located at 21091 Rider Street in Perris, California 92530. On December 13, 2022, Item 3.2, the Board of Supervisors (Board) approved an allocation of ARPA funds for the Mead Valley Community Center improvements and on July 11 2023, Item 3.1, the Board approved an allocation of ARPA funds for the Mead Valley Community Center Park and sports improvements.

The scope of work for the Project includes, but is not limited to, replacement of the existing lawn with artificial turf, installation of landscaping, add field lighting and exercise stations, improve security by installing gates, and other minor improvements. The installation of the recreational improvements at the Mead Valley 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 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, 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 recreational improvements at the Mead Valley Community Center.

- 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 improvements within the existing facility are minor functional modifications needed to maintain an appropriate level of functionality, safety and security. The facility provides community services, and the improvements to the existing facility to maintain safe and efficient operation are exempt as they meet the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15311 Accessory Structures: This 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 installation of recreational improvements for increased functional and safety. The recreational improvements include new artificial turf, landscaping, field lighting, exercise stations, and access gates. The recreational improvements will be limited to the athletic field, which is a minor accessory to the existing County facility, and will not 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. *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 installation of recreational improvements within the existing facility consists of minor modifications within developed areas to increase the functionality and safety of the facility and will not result in any direct or indirect physical environmental impacts.

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: 11-12-2024

Mike Sullivan, County of Riverside, Facilities Management