

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



ITEM: 3.21  
(ID # 26693)

**MEETING DATE:**

Tuesday, December 03, 2024

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT (FM): Good Hope (Moses Schaffer) Community Center Fencing and 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. [\$625,000 - 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 Good Hope (Moses Schaffer) Community Center Fencing and Improvements (Good Hope Fencing and Improvements) 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 15301, Class 1 - Existing Facilities Exemption, Section 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;

Continued on page 2

**ACTION:**4/5 Vote Required, Policy, CIP

  
Vincent Yzaguirre 11/25/2024

  
Rose Salgado, Director of Facilities Management 11/26/2024

---

**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 Gutierrez  
Nays: None  
Absent: None  
Date: December 3, 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:

3. Approve in-principle the Good Hope Fencing and Improvements Project located at 21565 Steele Peak Road in Perris, California; to install fencing and miscellaneous improvements at the site;
4. Approve a preliminary project budget in the not to exceed amount of \$625,000 for the Project;
5. Authorize the use of Federal Funds - American Rescue Plan Act (ARPA) Funds in the amount not to exceed \$625,000, 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 contracts and/or work orders shall not exceed the approved project budget.

<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>	\$ 625,000	\$ 0	\$ 625,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Federal Funds - American Rescue Plan Act (ARPA) Funds (Previously Approved Budget) 4/5 Vote Required			<b>Budget Adjustment:</b> yes	
			<b>For Fiscal Year:</b> 24/25	

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

**BACKGROUND:**

**Summary**

The Moses-Schaffer Community Center (Community Center) is located at 21565 Steele Peak Road, within the unincorporated area known as Good Hope, just west of the City of Perris. On December 13, 2022, the Board of Supervisors (Board) approved (Item 3.2) an allocation of ARPA funds for the Community Center improvements. On February 27, 2024, (Item 3.15), the

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

Board authorized the purchase of approximately 1.4 acres of vacant land adjacent and contiguous to the Community Center.

The Property will be used to expand the existing Community Center property, giving the local community more open space areas for community center activities. The scope of work for the Good Hope Fencing and Improvements Project includes but is not limited to: installation of fencing and miscellaneous improvements to the site including grading and landscaping.

Facilities Management (FM) recommends that the Board approve the Good Hope Fencing and Improvements Project and the preliminary project budget in the not to exceed amount of \$625,000. 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 Good Hope Fencing and Improvements Project may have a significant effect on the environment. The Project, as proposed, is limited to the installation of fencing, grading, and landscaping improvements to the 1.4 parcel of land adjacent to the existing 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 Fencing and 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. See the attached Notice of Exemption for additional detail. A Notice of Exemption will be filed by FM staff with the County Clerk and the State Clearinghouse within five days of Board approval.



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

SCHEDULE A

Facilities Management Budget Adjustment

Fiscal Year 2024/2025

**INCREASE IN ESTIMATED REVENUE:**

30100 -7200800000 -790600 Contrib Fr Other County Funds \$625,000

**TOTAL INCREASE IN ESTIMATED REVENUES: \$625,000**

**INCREASE IN APPROPRIATIONS:**

30100 -7200800000 - 542040 Buildings - Capital Projects \$625,000

**TOTAL INCREASE IN APPROPRIATIONS: \$625,000**

*Melissa Curtis* *Veronica Santillan*  
Melissa Curtis, Deputy Director of Purchasing and Fleet 11/22/2024 Veronica Santillan, Principal Management Analyst 11/25/2024

*Aaron Gettis*  
Aaron Gettis, Chief of Deputy County Counsel 11/25/2024

FM staff to file

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

## NOTICE OF EXEMPTION

November 19, 2024

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

**Project Number:** MT26527

**Project Location:** 21565 Steele Peak Road, west of Palm Street, 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.

On February 27, 2024, Item 3.15, the Board authorized the purchase of approximately 1.4 acres of vacant land adjacent and contiguous to the Moses Schaffer Community Center (Community Center). The Property will be used to expand the existing Community Center property, giving the local community more open space areas for community center activities.

The scope of work for the Good Hope Fencing and Improvements Project includes, but is not limited to, installation of fencing and miscellaneous improvements to the site including minor grading and landscaping. The fencing and 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 fencing and 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 site improvements to the previously acquired land adjacent to the existing recreational area. The site has been previously graded and disturbed and is void of any native vegetation. Minor grading and landscaping improvements will be completed to allow for connectivity between the two parcels and for installation of the new perimeter fencing for site safety and security. 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 fencing around the perimeter of the site to provide a safe and secure public gathering place. This improvement 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 County owned property and would not alter the function or use of the site or have any external physical effects. The improvements are limited minor landscaping to integrate the two properties, install perimeter fencing and improve the functionality of the site. The improvements would enhance the quality of public services and provide a safe and secure facility. 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: 11-19-2024

Mike Sullivan,  
County of Riverside, Facilities Management