

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



ITEM: 3.23
(ID # 28276)

MEETING DATE:

Tuesday, July 29, 2025

FROM : FACILITIES MANAGEMENT AND EMERGENCY MANAGEMENT DEPARTMENT

SUBJECT: FACILITIES MANAGEMENT (FM) AND EMERGENCY MANAGEMENT DEPARTMENT (EMD): Emergency Management Department Generator and Transfer Switch Projects - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 5. [\$800,000 – Emergency Management Department General Fund 10000 through 100% D5 Unincorporated Communities Initiative Fund]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Emergency Management Department Generator and Transfer Switch (EMD Emergency Generator) Projects listed herein for inclusion in the Capital Improvement Program (CIP);
2. Find that the Projects are exempt from the California Environmental Quality Act 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 EMD Emergency Generator Projects; to provide and install a transfer switch and mobile generator at each listed site herein;
4. Approve a preliminary project budget in the not-to-exceed amount of \$800,000 for the Projects;

Continued on Page 2

ACTION:Policy, CIP

Daniel Bates
Daniel Bates

7/9/2025

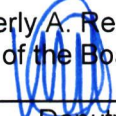
Vincent Yzaguirre
Vincent Yzaguirre

7/10/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 29, 2025
xc: FM, EMD

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

5. Authorize use of Emergency Management Department General Fund 10000 from Unincorporated Communities Initiative Funds in the not-to-exceed amount of \$800,000, 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 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 within the approved project budget; and,
7. Direct the Purchasing Agent to issue Purchase Orders in accordance with applicable Board policies to prequalified contractors in an amount not to exceed \$200,000 per vendor per project, per year, or pursuant to an approved and executed contract, the total of all project contracts and purchase orders shall not exceed the approved project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 800,000	\$ 0	\$ 800,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Emergency Management Department General Fund 10000 through 100% D5 Unincorporated Communities Initiative Fund			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

Facilities Management (FM) and the Emergency Management Department (EMD) are working together to install emergency generators at three facilities located in unincorporated communities of Riverside County; the Edward Dean Museum in Cherry Valley, the James Venable Community Center in Cabazon, and the Grange Community Center in Cherry Valley. The Project will also include installation of emergency generator transfer switches at the Edward Dean Museum and the Grange Community Center. The James Venable Community Center is not in need of an emergency generator transfer switch as it was previously installed and is compatible with the proposed new generator.

On June 24, 2025, Item 3.4, the Board of Supervisors (Board) approved the use of Unincorporated Communities Initiative Funds for this effort in the amount of \$800,000. The EMD Emergency Generator Projects scope of work includes but is not limited to: installing a manual transfer switch at two of the facilities and furnishing a mobile generator and cabling to connect to the transfer switch for the listed sites herein.

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FM recommends that the Board of Supervisors (Board) approve the Project and the designated use of funds in the not-to-exceed amount of \$800,000. 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 Projects.

With certainty, there is no possibility that the provision of emergency backup power at three facilities may have a significant effect on the environment. The upgrades, as proposed, are limited to the installation/upgrade of manual transfer switches, cabling for the generators, and furnishing of mobile generators at existing facilities. The use of the facilities would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as the Project meets the scope and intent of the “Common Sense” Exemption identified in Section 15061 (b)(3) and Class 1 – Existing Facilities Exemption identified in Section 15301. A Notice of Exemption will be filed by FM staff with the County Clerk and State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The EMD Emergency Generator Projects will support the establishment and designation of the Edward Dean Museum, the James Venable Community Center, and the Grange Community Center as emergency shelters for members of the community in emergency disaster events. The projects will not impact the services that are currently provided to our community and will not impact residents and businesses.

Additional Fiscal Information

The EMD Emergency Generator Projects are listed as follows:

PROJECT DESCRIPTION AND ADDRESS	PROJECT NUMBER	OWNER	BUDGET AMOUNT
Edward Dean Museum 9041 Oak Glen Road Cherry Valley, CA 92223	FM08200014341	Riverside County	300,000
James Venable Community Center 50390 Carmen Street Cabazon, CA 92230	FM08200014342	Riverside County	200,000
Grange Community Center 10478 Beaumont Avenue Cherry Valley, CA 92223	FM08200014343	Beaumont Cherry Valley Parks District	300,000
PROJECT BUDGET			\$ 800,000

All costs associated with this Board action will be funded with Emergency Management Department General Fund 10000 through 100% Unincorporated Communities Initiative Funds and will be expended in FY 25/26.

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Attachment:

- Notice of Exemption for the Emergency Management Department Emergency Generator Transfer Switch Upgrade Projects

VC:RM:RB:JH:TV

MT Item #28276

FM08200014341 – Edward Dean Museum Generator Transfer Switch Project; FM08200014342 – Venable Community Center Generator Transfer Switch Project; and FM08200014343 Grange Facility Generator Transfer Switch Project
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Melissa Curtis, Deputy Director of Purchasing and Fleet 7/9/2025


Aaron Gettis, Chief of Deputy County Counsel 7/15/2025

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

NOTICE OF EXEMPTION

June 26, 2025

Project Name: Emergency Management Department (EMD) Unincorporated Communities Initiative (UCI) Emergency Generators and Transfer Switches Upgrade Project

Project Number: FM08200014341

Project Locations:

Edward Dean Museum- 9401 Oak Glen Road, Cherry Valley, CA 92223; Assessor's Parcel Numbers (APNs): 401-080-018 and 401-080-017

Venable Community Center-50390 Carmen Street, Cabazon, CA 92230; Assessor's Parcel Number (APN):526-170-020

Grange Facility-10478 Beaumont Avenue, Cherry Valley, CA 92223; Assessor's Parcel Number (APN): 403-210-026

Description of Project: Facilities Management and the Emergency Management Department are working cohesively to upgrade each of the generators at three facilities in Riverside County; the Edward Dean Museum in Cherry Valley, the Venable Community Center in Cabazon, and the Grange Facility in Cherry Valley, California. The Project will also upgrade the emergency generator transfer switches at the Edward Dean Museum and the Grange Facility. The Venable Community Center is not in need of a replacement emergency generator transfer switch as it is presently equipped with a viable transfer switch that is compatible with the proposed new generator.

On June 24, 2025, Item 3.4, the Board of Supervisors (Board) approved the use of Unincorporated Communities Initiative General Funds for this effort in the amount of \$800,000. The EMD UCI Emergency Generator Projects scope of work includes, but is not limited to, install a manual transfer switch and furnish a mobile generator and cabling to connect to the transfer switch for the listed sites. The upgrades to the emergency backup power at the three UCI facilities 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 upgrades to the emergency backup power at the three UCI facilities.

- **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 upgrades to the emergency backup power at the three UCI facilities, including the installation of transfer switches, new mobile generators, and cabling, is needed to maintain public services in the event of a loss of power at the existing facility. The emergency backup power systems would operate only in emergencies or for periodic testing to ensure the systems are working properly. The improvements to the existing electrical system to connect the emergency power systems would not expand the capacity of the sites and would result in the continuation of public services; therefore, the project is exempt as the improvements 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 installation of the upgrades to the emergency backup power at the three UCI facilities 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:** 6-26-2025

Mike Sullivan,
County of Riverside, Facilities Management