



## City Council Staff Report

Date: August 3, 2016 CONSENT CALENDAR

Subject: APPROVAL OF AMENDMENT NO. 6 IN THE AMOUNT OF \$177,480 TO CONSULTING SERVICES AGREEMENT NO. A6401 WITH NEWCOMB/ANDERSON/MCCORMICK, INC. FOR THE CITYWIDE SOLAR PROJECT, CITY PROJECT NO. 15-03

From: David H. Ready, City Manager

Initiated by: Marcus L. Fuller, Assistant City Manager/City Engineer

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### SUMMARY

Approval of Amendment No. 6 to Consulting Services Agreement No. 6401 with Newcomb/Anderson/McCormick adds Phase 5 "Construction Management Services for Animal Shelter & Convention Center" to provide construction inspection and management services for new solar systems to be installed at the City's Animal Shelter and Convention Center, at an added cost of \$177,480.

### RECOMMENDATION:

- 1) Approve Amendment No. 6 to Agreement No. 6401, increasing the contract amount by \$177,480, for a total not to exceed amount of \$520,878, with Newcomb/Anderson/McCormick, Inc., for construction inspection and management services; and
- 2) Authorize the City Manager to execute all necessary documents.

### BACKGROUND:

On September 18, 2013, the City Council approved an agreement with Newcomb/Anderson/McCormick, Inc., ("NAM"), with an initial scope to perform photovoltaic feasibility analysis related to potential development of photovoltaic ("PV") systems at various City facilities. Also on September 18, 2013, the City Council approved a funding agreement in the amount of \$1,175,225 with South Coast Air Quality Management District ("AQMD") for funding to install PV systems at four City facilities, as follows:

- 1) \$284,915 for the Palm Springs Visitors Center
- 2) \$311,680 for Fire Station #3
- 3) \$190,365 for Train Station
- 4) \$388,265 for the James O' Jessie Desert Highland Unity Center

The AQMD funds were awarded to the City through its application in May 2012 under the AB 1318 Mitigation funds associated with the construction and operation of the Sentinel Energy Project Power Plant near Desert Hot Springs.

Subsequently, NAM performed the feasibility analysis and on June 4, 2014, the City Council received a presentation on the results of their analysis of 11 various City facilities. At that time, the City Council approved Amendment No. 1 to the agreement with NAM, in the amount of \$85,000, for development of a Request for Proposals ("RFP") to solicit proposals from the solar industry for design-build of PV systems at the 11 City facilities originally included in NAM's scope of services.

On November 19, 2014, the City Council approved Amendment No. 2 to the agreement with NAM, in the amount of \$12,088, to include the four additional sites funded by the AQMD grant as part of the comprehensive RFP being prepared for PV systems Citywide. The full list of 14 City facilities included in the City's RFP for PV systems included:

- |                              |                              |
|------------------------------|------------------------------|
| ❖ Animal Shelter             | ❖ Fire Station #4            |
| ❖ Convention Center          | ❖ Sunrise Plaza              |
| ❖ Community Center           | ❖ Tahquitz Creek Golf Course |
| ❖ Demuth Park                | ❖ Train Station              |
| ❖ Downtown Parking Structure | ❖ Visitor's Center           |
| ❖ Fire Station #1            | ❖ Wastewater Treatment Plant |
| ❖ Fire Station #3            | ❖ Unity Center               |

On January 21, 2015, the City Council received a presentation on the status of the project, and approved the City's release of the RFP, identified as RFP 03-15, Design-Build of Solar Electric Systems, which was officially released the next day.

On March 19, 2015, the City received 10 formal proposals various solar firms in response to the RFP. On September 2, 2015, the City Council received an update and report on the final selection of solar firms as evaluated by City staff, and authorized staff to proceed with final contract negotiations with SunEdison and SolarCity for design-build services for PV systems at various City facilities. At that time, the City Council approved Amendment No. 3 to the agreement with NAM, in the amount of \$30,625, for contract negotiation and coordination services.

On October 7, 2015, the City Council adopted Resolution No. 23905 making certain findings and authorizing the City Manager to enter into Design-Build contracts with SolarCity for PV systems at the City's Wastewater Treatment Plant and Sunrise Plaza. At that time, on October 7, 2015, the City Council also approved Amendment No. 4 to the agreement with NAM, adding construction engineering support services (design

review, technical oversight and commission services) at an additional cost of \$69,650. However, Amendment No. 4 did not include construction inspection and management services. Subsequently, on March 2, 2016, the City Council approved Amendment No. 5 to the agreement with NAM, in the amount of \$97,185 for construction inspection and management services associated with the design and installation of the Wastewater Treatment Plant and Sunrise Plaza PV systems.

On June 23, 2016, the City Council adopted Resolution No. 24055 making certain findings and authorizing the City Manager to enter into Design-Build contracts with SolarCity for PV systems at the City's Animal Shelter and Convention Center, as further detailed herein.

### ***Animal Shelter Solar PV System***

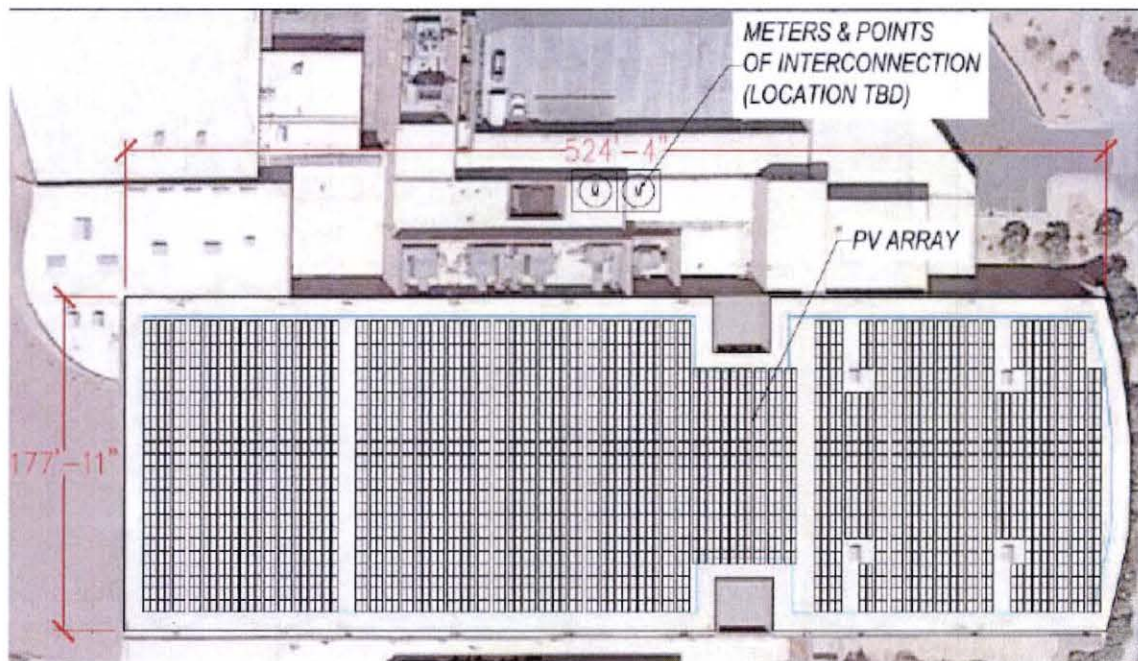
The Design-Build contract was approved for a 400.52 kW solar PV system capable of initially producing (beginning in Year 1) a total of 722,940 kWh, which can offset 100% of the typical annual electric load at the Animal Shelter of 646,102 kWh with the balance of over-production net metered with electrical load at Demuth Park. The Design-Build contract provides for a 25-year product warranty on the solar PV modules, a 20-year minimum product warranty on power conditioning equipment, and a 10-year "no-cost repair and component replacement" SolarCity guarantee for repairs and replacement not covered by manufacturer's warranties. The capital cost for the Animal Shelter Solar PV System was approved at \$1,118,524 (or \$2,792 per Watt). The conceptual layout for the Animal Shelter Solar PV System is an array of ground-mount solar PV modules as shown here:



**Figure 1**

### **Convention Center Solar PV System**

The City Council approved an agreement with SolarCity to design, install, operate, and maintain the Convention Center Solar PV System pursuant to a Power Purchase Agreement ("PPA") for a 848.16 kW solar PV system capable of initially producing (beginning in Year 1) a total of 1,309,002 kWh, which offsets 59% of the typical annual electric load at the Convention Center of 731,495 kWh. The PPA is a turn-key contract where SolarCity agrees to fund all costs to design, construct, operate, and maintain the solar PV system for a 20-year period, and where the City agrees to purchase electricity produced by the solar PV system at the fixed rate of \$0.078 per kWh<sup>1</sup>. The conceptual layout for the Sunrise Plaza Solar PV System is roof-mount solar PV modules on the Library, Leisure Center, and Pavilion as shown here:



**Figure 2**

<sup>1</sup> As a comparison, the City currently pays SCE an average rate of \$0.164 per kWh at the Convention Center; the PPA will lock in a rate of \$0.078 per kWh (52% less than we currently pay) fixed for the 20-year term of the PPA.

### ***Construction Phase Support***

On the basis of the scope and complexity of the solar PV systems to be installed, staff recommends that construction inspection and management services be directly coordinated by NAM to ensure the PV systems to be installed and owned or leased by the City are installed in accordance with the approved designs. NAM has provided a proposal to the City to provide two scopes of work:

1. Construction engineering support services (design review, technical oversight and commission services) at an additional cost of \$67,550
2. Construction inspection services through an independent sub-consultant (Knowland Construction) who specializes in solar PV system installation. The proposal includes 941 inspection hours providing up to 40 hours of inspection over a 6-month construction period billed at \$80 per hour with 198 hours of management oversight to be provided by NAM, at an additional cost of \$109,930.

Staff has prepared Amendment No. 6 to the agreement with NAM, which includes these services at an additional cost of \$177,480. A copy of Amendment No. 6 is included as **Attachment 1**.

### **ENVIRONMENTAL IMPACT:**

Construction of the Animal Shelter Solar PV System and Convention Center Solar PV System are considered "Projects" as defined by California Environmental Quality Act ("CEQA"). Pursuant to Section 15378(a) of Title 14 of the California Code of Regulations, (the "CEQA Guidelines"), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is (1) an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, etc.

Section 21084 of the California Public Resources Code requires Guidelines for Implementation of CEQA. The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

With respect to the Animal Shelter Solar PV System, it is proposed to be installed on 1.5 acres of currently vacant land surrounding by urban uses located adjacent to the City's Animal Shelter and Wastewater Treatment Plant, consistent with the applicable general plan designation and all applicable general plan policies, applicable zoning designation and regulations, on a project site that has no value as habitat for endangered, rare, or

threatened species, and would not result in any significant effects relating to traffic, noise, air quality or water quality. Pursuant to California Public Resources Code 21084, and Section 15332 of the CEQA Guidelines, the Animal Shelter Solar PV System is considered an "In-Fill Development Project," defined as a Class 32 Categorical Exemption, and construction of the Animal Shelter Solar PV System is considered Categorically Exempt from CEQA. A Notice of Exemption for the Animal Shelter Solar PV System has been prepared and is recommended for approval by the City Council; a copy of the Notice of Exemption is included as **Attachment 2**.

With respect to the Convention Center Solar PV System, it is proposed to be installed on the roof of an existing building. Senate Bill 226, effective January 1, 2012, enacted California Public Resources Code 21080.35, which created a new Categorical Exemption under CEQA for the installation of solar energy systems, including associated equipment, on the roof of an existing building or at an existing parking lot. Therefore, the Convention Center Solar PV System is considered categorically exempt from CEQA, and a Notice of Exemption has been prepared and will be filed with the Riverside County Clerk. A copy of the Notice of Exemption is included as **Attachment 3**.

#### FISCAL IMPACT:

The utility savings to be realized by the City with installation of the Solar PV Systems at the City's Animal Shelter and Convention Center was identified to the City Council on June 23, 2016, forming the basis for staff's recommendation to proceed with award of design-build contracts with SolarCity for those two sites. Generally, the financial benefits of these systems are described again in this report.

#### ***Animal Shelter Solar PV System***

The City currently incurs an annual cost of \$81,476 for electricity purchased for operation of the City's Wastewater Treatment Plant. This cost is anticipated to escalate to \$156,637 over the next 20 years as a result of continued utility rate increases by SCE, resulting in a total energy cost of 2,304,102. The Animal Shelter Solar PV System will construct a 400.52 kW solar PV system capable of initially producing (beginning in Year 1) a total of 722,940 kWh, which can offset up to 100% of the typical annual electric load at the Animal Shelter of 646,102 kWh. The balance of over-production will offset additional electric load at the adjacent Demuth Park.

Thus, the anticipated cost to purchase electricity from SCE in Year 1 will reduce from \$81,476 to \$12,820 or less as a result of the power generated by the Animal Shelter Solar PV System. The electrical production from the Animal Shelter Solar PV System will result in an immediate offset (bill savings) of \$68,656 or more in Year 1, with utility bill savings escalating commensurate with anticipated utility rate increases, to an estimated \$119,544 or more in Year 20, resulting in a total utility bill savings of at least \$1,837,713 at the Animal Shelter.

In addition to direct Animal Shelter savings, the Animal Shelter solar system will also benefit two Demuth Park utility bills. The anticipated cost to purchase electricity from SCE in Year 1 will reduce from \$23,098 to \$11,235 as a result of the power generated by the Animal Shelter Solar PV System. The electrical production from the Animal Shelter Solar PV System will result in an immediate offset (bill savings) of \$11,862 in Year 1, with utility bill savings escalating commensurate with anticipated utility rate increases, to an estimated \$20,018 in Year 20, resulting in a total utility bill savings of \$296,523 at the Demuth Park meters.

The total net benefit from the Animal Shelter solar system resulting from the offset of energy at Animal Shelter and the two Demuth Park meters is estimated at \$2,134,236 over 20 years.

### ***Convention Center Solar PV System***

Under its contract with SMG, the City pays SMG for operation and maintenance of the City's Convention Center. As part of that contract, SMG currently pays all utility costs, including electrical utility bills from SCE. SMG currently incurs an annual cost of \$326,549 for electricity purchased for operation of the Convention Center. This cost is anticipated to escalate to \$627,791 over the next 20 years as a result of continued utility rate increases by SCE, resulting in a total energy cost of \$9,234,706. The Convention Center Solar PV System will construct a 848.16 kW solar PV system capable of initially producing (beginning in Year 1) a total of 1,309,002 kWh, which offsets 59% of the typical annual electric load at the Convention Center of 2,205,371 kWh. The PPA for the Convention Center Solar PV System is a turn-key contract where SolarCity agrees to fund all costs to design, construct, operate, and maintain the solar PV system for a 20-year period, and where the City agrees to purchase electricity produced by the solar PV system at the fixed rate of \$0.078 per kWh.

Thus, the anticipated cost to purchase electricity from SCE in Year 1 will reduce from \$326,549 to \$136,009 as a result of the power generated by the Convention Center Solar PV System. The electrical production from the Convention Center Solar PV System will result in an immediate offset (bill savings) of \$190,540 in Year 1, with utility bill savings escalating commensurate with anticipated utility rate increases, to an estimated \$338,783 in Year 20, resulting in a total utility bill savings of \$5,158,720.

However, the avoided SCE utility costs occur through the purchase of electricity from SolarCity at the fixed rate of \$0.078 per kWh, which is anticipated to cost \$102,102 in Year 1, and reduces (due to reduced electricity production given degradation of the solar PV modules over time) to an estimated cost of \$92,827 in Year 20, for a total estimated electricity cost of \$1,947,895 over 20 years.

The net positive cash flow over the 20-year term of the PPA is \$3,083,601.

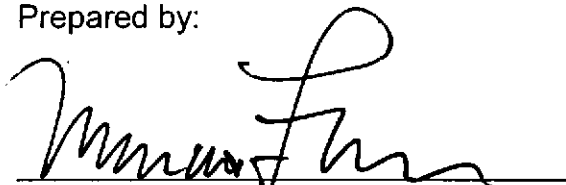
### **NAM Agreement**

The City Council originally approved an agreement with NAM for \$48,850 on September 18, 2013, for feasibility analysis of solar PV systems Citywide. The agreement and its amendments are identified in the following Table:

<b>Table of Agreement Costs</b>	<b>Cost</b>
Original Agreement (Feasibility Analysis)	\$48,850
Amendment No. 1 (Develop RFP)	\$85,000
Amendment No. 2 (Add 4 AQMD Grant Sites)	\$12,088
Amendment No. 3 (Contract Negotiations)	\$30,625
Amendment No. 4 (Construction Phase – SolarCity)	\$69,650
Amendment No. 5 (Construction Management Services – WWTP & Sunrise Plaza Sites)	\$97,185
Amendment No. 6 (Construction Phase & Construction Management Services – Animal Shelter & Convention Center Sites)	\$177,480
<b>Total</b>	<b>\$520,878</b>

Sufficient funding is budgeted and available in the Capital Project Fund, Account No. 261-9002-50000.

Prepared by:



Marcus L. Fuller, MPA, P.E., P.L.S.  
Assistant City Manager/City Engineer

Approved by:



David H. Ready, Esq., Ph.D.  
City Manager

Attachments:

1. NAM Amendment No. 6
2. Animal Shelter Solar PV System Notice of Exemption
3. Convention Center Solar PV System Notice of Exemption



# **ATTACHMENT 1**

**AMENDMENT NO. 6  
TO AGREEMENT NO. A6401  
PHOTOVOLTAIC FEASIBILITY/RFP DEVELOPMENT SERVICES**

THIS FOURTH AMENDMENT TO Agreement No. 6401 for consulting services, (herein "Amendment") made and entered into on the \_\_\_ day of \_\_\_\_\_, 2016, by and between CITY OF PALM SPRINGS, a California charter City and municipal corporation, (herein "City"), and NEWCOMB/ANDERSON/MCCORMICK, INC., (herein "Consultant"), is hereby amended as follows:

**RECITALS**

**WHEREAS**, City and Consultant entered into that certain Photovoltaic Feasibility Services (PV) Agreement No. A6401 for a feasibility study of installing PV at various City facilities ("Agreement"), as dully amended from time to time; and

**WHEREAS**, the parties wish to amend the Agreement to add additional services associated with Phase 5, "Construction Management Services for Animal Shelter & Convention Center," as described on Exhibit "A", incorporated herein, whereby Consultant shall provide construction management and inspection services as part of its assignment as the City's "Owner's Representative" on the installation of PV systems by SolarCity Corporation at the Wastewater Treatment Plant and Sunrise Plaza, as part of the Citywide Solar Project, City Project No. 15-03.

Section 1. Scope of Services, Exhibit "A", is hereby amended by adding those services identified as Phase 5, "Construction Management Services for Animal Shelter & Convention Center," as identified in Exhibit "A" attached hereto.

Section 2. Section 3.2, Compensation of Consultant, is hereby revised to reflect the total amended contract amount as herein specified by this Amendment. The Schedule of Fees, Exhibit "A", is hereby amended and increased by \$177,480 to add Phase 5, "Construction Management Services for Animal Shelter & Convention Center," scope of work and is hereby revised as follows:

<u>Tasks from Proposal</u>	<u>Amount</u>
Initial Phase, Data Collection	\$8,400
Initial Phase, Site Visits/Analysis	\$8,400
Initial Phase, Feasibility Analysis	\$23,450
Initial Phase, Finalize Analysis	\$7,000
<u>Initial Phase, Direct Costs</u>	<u>\$1,600</u>
Total Initial Phase Cost	\$48,850

<u>Tasks from Proposal</u>	<u>Amount</u>
Phase 1, Develop RFP	\$44,841
Phase 1, Solicitation Support	\$22,421
Phase 1, Proposal Evaluation	\$28,826
<u>Phase 1, Direct Costs</u>	<u>\$1,000</u>
Total Phase 1 Cost	\$97,088

<u>Tasks from Proposal</u>	<u>Amount</u>
Phase 2, Contract Negotiations	\$30,625

<u>Tasks from Proposal</u>	<u>Amount</u>
Phase 3, Construction Period Services for SolarCity Sites	\$69,650
<u>Tasks from Proposal</u>	<u>Amount</u>
Phase 4, Construction Management Services for SolarCity Sites	\$97,185
<u>Tasks from Proposal</u>	<u>Amount</u>
Phase 5, Construction Management Services for Animal Shelter & Convention Center	\$177,480
Total maximum contract amount	\$520,878

Section 3. Time for Completion, Consultant shall provide the services provided herein by this Amendment as directed by City. Section 4.4 "Term" is hereby revised to reflect a new term extending through December 31, 2017, unless otherwise extended by mutual written agreement of the parties, and subject to termination pursuant to Section 4.5 of the Agreement.

Section 4. Full force and effect: Except as otherwise previously modified herein, all other provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed and entered into this Amendment as of the date first written above.

ATTEST:

CITY OF PALM SPRINGS,  
a California charter city and municipal  
corporation

By: \_\_\_\_\_  
James Thompson  
City Clerk

By: \_\_\_\_\_  
David Ready  
City Manager

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Douglas Holland  
City Attorney

NEWCOMB/ANDERSEN/MCCORMICK, INC.

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name/Title

# **EXHIBIT “A”**



5/9/2016

**Phase 5** City of Palm Springs Solar Project Construction Period Services for Animal Shelter & Convention Center

Newcomb Anderson McCormick proposes the following tasks to support the City of Palm Springs for the remainder of the solar PV project, which has a capital cost of over \$3.1 million. We propose to act as the "owner's representative" for the project, coordinating our work with City staff and personnel from the selected solar provider. The tasks described below will ensure the City has access to the expertise required review and approve technical documentation and other contract submittals, as well as the capabilities to provide technical oversight of the solar provider during design, construction, and system testing/commissioning.

Task	Activity	Task Owner*		NAM Effort	
		NAM	COPS	Hours	Est. Cost
Project Management	PM meetings	2	1	55	\$9,625
	Status reports/dashboards/metrics		1		
	Schedule review/management		1		
	Respond to RFIs ( technical issues by NAM, all others by COPS)	2	1		
	Stakeholder communications	2	1		
	Document management	1			
	Contract administration	2	1		
	Contract submittal review and tracking (non-design)	1			
Design Review	Review appropriate design documentation at critical phases of design	1	2	121	\$21,175
	Validate future load estimates to ensure appropriate system size	1			
	Validate design documentation conforms with contract/RFP	1			
	Ensure design is reviewed by appropriate City personnel and approved by the City	2	1		
	Ensure regulatory requirements are met and Contractor obtains all necessary approvals and permits (including DSA, fire department, and utility)	1			
	Validate updates to PV system performance with economic modeling	1			
	Ensure that all industry standards for PV systems are met, including UL, IEEE and NEC and that documentation is provided regarding factory bench testing, as required	1			
	Advise on value engineering opportunities, product substitution issues, and Change Orders	1	2		
	Ensure that design and subsequent project phases will meet overall project schedule and budget requirements	1	1		
	Record and track all open design issues using NAM-developed tools. Ensure all design issues are resolved and closed-out prior to recommending approval	1			
	Facilitate design review meetings for each phase of design. Participate in design development meetings with solar provider, if necessary	1	2		
Technical Oversight During Construction	Provide technical and engineering review and validation of contractor submittals, requests for substitution, and technical questions	1	2	60	\$10,500
	Inspection of solar and electrical field work, with a focus on the DC side of each system	1	2		
	Monitor workmanship and quality	2	1		
	Ensure contract requirements are met		1		
	Ensure DSA requirements are met		1		
	Ensure systems are installed per approved design		1		
	Review of schedules, status reports, and forecasts		1		
	Respond to RFIs (technical issues by NAM, all others by COPS)	1	2		
	Participate in construction, project management, and Owner's meetings where appropriate	2	1		
	Advise on value engineering opportunities	1	1		
Assist with PV-specific communications and stakeholder outreach	2	1			
Construction Management	Oversight of construction work in the field		1	0	\$0
	Coordination of construction-related issues (delivery and storage of materials, work crew logistics)		1		
	Regular communications with City stakeholders (school administration, faculty, students other affected parties)		1		
	Inspection and acceptance of sign-off of construction work		1		
	Creation of project schedules and progress reports		1		
	Ensure that campus operational impacts from construction are minimized and comply with contract requirements		1		
QA, System Testing, and Commissioning	Participate in QC and permit inspections to verify all inspection and permits are properly collected		1	60	\$10,500
	Ensure all proposed SCE rate switches occur as planned	2	1		
	Update system production and economic models based on final installation configuration	1			
	Review and approve acceptance testing and performance test plans and reports	1			
	Technical oversight, observation, and inspection to ensure proper testing of solar plant, DAS, and monitoring system	1			
Monitoring of production data during proving period	1				
Project Closeout	Review of as-built documentation, drawings, test reports, and certifications		1	30	\$5,250
	Advise on punch-list completion for solar PV activities	2	1		
	Provide final project acceptance recommendations	2	1		
	Assist with closeout		1		
	Assist with interconnection process	1			
Performance Management	System monitoring solution testing and validation		1	40	\$7,000
	EMS-PV monitoring data interface testing and troubleshooting				
	Reconciliation of performance monitoring, SCE bills and CSI				
	Validate canned report suite and ad hoc reporting capabilities	1			
Direct Costs**	Travel expenses, conference calls		n/a		\$3,500
<b>TOTAL***</b>				<b>366</b>	<b>\$67,550</b>

\*1 = lead role; 2 = support role  
 \*\*Direct Costs to be billed at cost without markup  
 \*\*\*Includes NAM sub consultants



5/9/2016

**Phase 5** *City of Palm Springs Solar Project Construction Management Services for Animal Shelter & Convention Center*

Newcomb Anderson McCormick proposes the following tasks to support the City of Palm Springs with construction management services. These hours are in addition the NAM technical oversight scope and provide construction management services that were previously not scoped.

Task	Activity	Task Owner*		NAM Effort	
		NAM	COPS	Hours	Est. Cost
Construction Management Oversight	Weekly construction coordination	1	2	198	\$34,650
	Document organization (RFI, Inspector Forms, Material Invoices, etc.)	1	2		
	Inspector/Vendor coordination	1	2		
	Ensure Inspector contract requirements are met	1	2		
Construction Management (Performed by Knowland Construction at \$80/hr)	Oversight of construction work in the field	1	2	941	\$75,280
	Coordination of construction-related issues (delivery and storage of materials, work crew logistics)	1	2		
	Regular communications with City stakeholders (school administration, faculty, students other affected parties)	1	2		
	Inspection and acceptance of sign-off of construction work	1	2		
	Creation of project schedules and progress reports	1	2		
	Ensure that campus operational impacts from construction are minimized and comply with contract requirements	1	2		
<b>TOTAL*</b>				<b>1,139</b>	<b>\$109,930</b>

\*1 = lead role; 2 = support role

\*Includes NAM sub consultants

# **ATTACHMENT 2**

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Riverside
P.O. Box 751
Riverside, CA 92502-0751

From: (Public Agency): City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
(Address)

Project Title: Animal Shelter Solar PV System, City Project No. 15-03

Project Applicant: City of Palm Springs

Project Location - Specific:
APN 680-020-010

Project Location - City: Palm Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
The project includes the construction of a 430 kW ground-mounted solar array on 1.5-acres of vacant land located adjacent to the City of Palm Springs Animal Shelter and the Wastewater Treatment Plant, including solar PV modules, electrical equipment, conduits, electrical wiring, and associated improvements.

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Out Project: City of Palm Springs

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15332, Class 32 - In Fill Development
Statutory Exemptions. State code number:

Reasons why project is exempt:
The project will be installed on 1.5 acres of vacant land surrounded by urban uses, consistent with applicable general plan and zoning regulations, on a site that has no value as habitat for endangered, rare, or threatened species, and will not result in any significant effects relating to traffic, noise, air quality or water quality.

Lead Agency Contact Person: Marcus L. Fuller Area Code/Telephone/Extension: (760) 323-8253

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [ ] Yes [X] No

Signature: Date: 05/06/2016 Title: City Engineer

[X] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



# **ATTACHMENT 3**

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Riverside
P.O. Box 751
Riverside, CA 92502-0751

From: (Public Agency): City of Palm Springs
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262
(Address)

Project Title: Convention Center Solar PV System, City Project No. 15-03

Project Applicant: City of Palm Springs

Project Location - Specific:
City of Palm Springs Convention Center, APN 508-056-018

Project Location - City: Palm Springs Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:
The project includes the construction of a total of 848 kW roof-mounted solar arrays on the roof of the Palm Springs Convention Center, including solar PV modules, electrical equipment, conduits, electrical wiring, and associated improvements.

Name of Public Agency Approving Project: City of Palm Springs

Name of Person or Agency Carrying Out Project: City of Palm Springs

- Exempt Status: (check one):
[ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[ ] Categorical Exemption. State type and section number:
[ ] Statutory Exemptions. State code number: 21080.35

Reasons why project is exempt:
The project will be installed on the roof of an existing building, and pursuant to Public Resources Code 21080.35, it is considered categorically exempt from CEQA.

Lead Agency Contact Person: Marcus L. Fuller Area Code/Telephone/Extension: (760) 323-8253

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [ ] Yes [x] No

Signature: Date: 05/06/2016 Title: City Engineer

[x] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.