

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



**ITEM: 3.14**  
(ID # 16866)

**MEETING DATE:**

Tuesday, October 19, 2021

**FROM :** FACILITIES MANAGEMENT AND PROBATION DEPARTMENT :


**SUBJECT:** FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Indio Probation Heating, Ventilation, and Air Conditioning Units Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 4. [\$356,656, 100% Probation Department Budget-General Fund]


**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Indio Probation Heating, Ventilation, and Air Conditioning Units Replacement (Indio Probation HVAC Replacement) 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 15302 Replacement or Reconstruction Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 10/5/2021

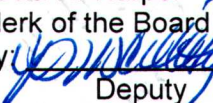
  
Ronald L. Miller, Chief Probation Officer 10/5/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, 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 Hewitt  
Nays: None  
Absent: None  
Date: October 19, 2021  
xc: FM, Probation

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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**RECOMMENDED MOTION:** That the Board of Supervisors:

3. Approve in-principle the Indio Probation HVAC Replacement Project located at 47940 Arabia Street in Indio, California; to replace seven existing air conditioning units and access controls;
4. Approve the preliminary project budget in the not to exceed amount of \$356,656 for the Project;
5. Authorize use of the Probation Department Budget-General Fund, not to exceed \$356,656, 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 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
7. 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 project contracts shall not exceed \$356,656.

<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>	\$ 349,000	\$ 7,656	\$ 356,656	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Probation Department Budget – General Fund – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2021/22-2022/23	

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

**BACKGROUND:**

**Summary**

The Indio Probation Administration office's current heating, ventilation, and air conditioning (HVAC) system is unable to effectively cool its facility due to units that are failing or needing replacement. The Project would allow the Probation Department to replace their existing system with new units and thermostatic controls to operate efficiently and ensure staff is provided a comfortable working environment. The scope of work for the Project includes but is not limited

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to: replacement of seven HVAC units and thermostatic controls; and integrating all the components to operate cooperatively.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Indio Probation HVAC Replacement Project and preliminary project budget in the not to exceed amount of \$356,656. FM intends to use the best cost-effective project delivery method to expedite the completion of the project.

Pursuant to CEQA, the Indio Probation HVAC Replacement Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption, Section 15302 Replacement or Reconstruction Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. No expansion or change in use would occur with the replacement of seven HVAC units. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails interior modifications within the existing facility to replace existing HVAC units. No direct or indirect impacts would occur. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

**Impact on Residents and Businesses**

Commences on Page 4

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**Impact on Residents and Businesses**

The Indio Probation HVAC Replacement Project will continue to ensure the health and safety of Probation personnel and the visiting public and further fulfill the County's mission and commitment to public safety.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
DESIGN PROFESSIONAL OF RECORD	31,830
SPECIALTY CONSULTANTS	500
REGULATORY PERMITTING	4,000
CONSTRUCTION	279,403
COUNTY ADMINISTRATION	8,500
REAL ESTATE	0
PROJECT CONTINGENCY	32,423
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 356,656</b>

All costs associated with this Board action will be 100% funded by the Probation Department Budget-General Fund. Expenditures for FY 2021/22 are estimated at \$349,000; expenditures for FY 2022/23 are estimated at \$7,656.

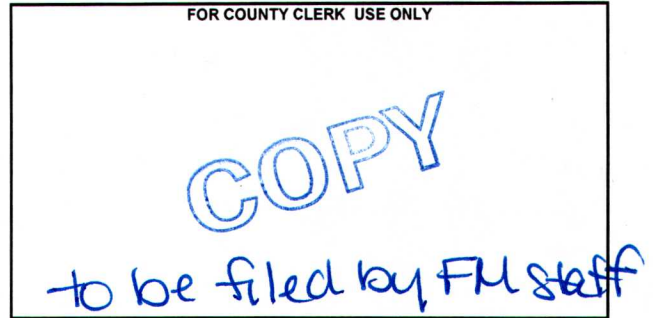
RS:SP:AR:SC:mg                      FM08260011432                      MT Item #16866  
G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\16866\_D3 - 011432 - Indio Prob HVAC Rplc Proj - Approval In-Principle & Prelim ProjBdgt\_101921.doc

  
Tina Grande, Director of Purchasing and Fleet Services                      9/29/2021

  
Meghan Hahn, Senior Management Analyst                      10/11/2021

  
Gregory V. Priamos, Director County Counsel                      10/6/2021

**Riverside County**  
**Facilities Management**  
3133 Mission Inn Ave., Riverside, CA 92507



## NOTICE OF EXEMPTION

August 31, 2021

**Project Name:** Indio Probation HVAC Replacement Project

**Project Number:** FM08260011432

**Project Location:** 47940 Arabia Street, north of Avenue 48, Indio, CA 92201, Assessor's Parcel Number (APN): 614-150-032

**Description of Project:** The Indio Probation Administration office's current heating, ventilation, and air conditioning (HVAC) system is unable to effectively cool its facility due to units that are failing or needing replacement. The approval of this action would allow Probation to replace their existing system with new units and thermostatic controls to operate efficiently.

The scope of the project includes, but is not limited to, replacement of seven HVAC units and thermostatic controls; and integrating all the components to operate cooperatively. The improvements to the HVAC system at the Indio Probation facility is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the improvements to the HVAC system.

**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 15302 Replacement or Reconstruction Exemption, and 15061(b)(3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301 and 15302.

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**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 improvements to the HVAC system at Indio Probation.

- **Section 15301 (b)–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 project, as proposed, is limited to the improvements to a HVAC system at an existing facility. The HVAC system would result in the continued provision public services 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 15302 –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of an existing HVAC system of similar size and capacity. The system is an existing facility that supports the provision of probation services and the replacement would have the same purpose as the existing infrastructure. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, 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 proposed improvements will not result in any direct or indirect physical environmental impacts. The improvements to the HVAC system would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the Indio Probation facility. The use of the facility would remain unchanged. 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: 8-31-2021

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management