

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



**ITEM: 3.9**  
(ID # 22309)

**MEETING DATE:**  
Tuesday, October 03, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT (FM): Indio Desert Expo/Riverside County Fairgrounds Sign, Restroom & Landscape Project - California Environmental Quality Act (CEQA) Exempt per State CEQA Guidelines Section 15301, 15303, and 15061(b)(3), Approval of In-Principle and Preliminary Project Budget, District 4. [\$2,000,000 - 50% Facilities Management Community Center General Fund 10000, 50% American Rescue Plan Act (ARPA) Funds]

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

1. Approve the Indio Desert Expo/Riverside County Fairgrounds Sign, Restroom & Landscape (Indio Fairgrounds Sign, Restroom & Landscape) 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 15303 New Construction or Conversion of Small Structures Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

Continued on Page 2

**ACTION:Policy, CIP**

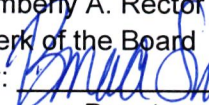
  
Rose Salgado, Director of Facilities Management 8/20/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Gutierrez 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: October 3, 2023  
xc: FM

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

3. Approve in-principle, the Indio Fairgrounds Sign, Restroom & Landscape Project located at 82503 Highway 111 in Indio, California, 92201; for an electronic monument sign and landscape improvements at Gate 1 and a new restroom building on the fairgrounds;
4. Approve a preliminary project budget in the not to exceed amount of \$2,000,000 for the Project;
5. Authorize the allocation of District 4 American Rescue Plan Act (ARPA) Second Allocation funds in the amount of \$1,000,000 for the Indio Fairgrounds Sign, Restroom & Landscape Project;
6. Authorize the use of Facilities Management Community Center General Fund 10000 not to exceed \$1,000,000, and the American Rescue Plan Act (ARPA) Funds not to exceed \$1,000,000, including reimbursement to Facilities Management (FM) for incurred project related expenses;
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 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 this project, and the sum of all project contracts shall not exceed \$2,000,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
<b>COST</b>	\$ 2,000,000	\$ 0	\$ 2,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Facilities Management Community Center General Fund 10000 – 50%; American Rescue Plan Act (ARPA) Funds – 50%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24	

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

**BACKGROUND:**

**Summary**

The monument sign welcomes over 250,000 guests each February at the main entry Gate 1 of the Indio Desert Expo/Riverside County Fairgrounds, located at 82503 Highway 111 in Indio, California, 92201. Currently, many of the electronic message board panels are inoperable due

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to outdated technology that is no longer supported by software updates. The surrounding landscaping and irrigation system, installed more than 20 years ago, is in poor condition. In addition, there is a need to provide an additional restroom facility to support events. The Indio Fairgrounds Sign, Restroom & Landscape Project will provide the needed infrastructure to continue serving the community.

On June 29, 2021, Item 3.16, the Board of Supervisors approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. Due to their experience, Facilities Management (FM) selected Community Works Design Group (CWDG) of Riverside, California, from the pre-qualified list and upon Purchasing's authority, will provide landscape design services to the project. The scope of work for the Indio Fairgrounds Sign, Restroom & Landscape Project includes but is not limited to: demolition and installation of a new fabricated electronic monument sign, footings, electrical, new restroom facility and entry landscape improvements.

Facilities Management (FM) recommends the Board approve the Indio Fairgrounds Sign, Restroom & Landscape Project and the preliminary project budget in the not to exceed amount of \$2,000,000. FM will procure the most cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project.

Pursuant to CEQA, the Indio Fairgrounds Sign, Restroom & Landscape Project was reviewed and determined to be categorically exempt under State CEQA Guidelines, Sections 15301, Class 1 - Existing Facilities Exemption, Section 15303 New Construction and Conversion of Small Structures Exemption and Section 15061 (b)(3), "Common Sense" Exemption. With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, includes the installation of a monument sign and landscaping at the existing facility and the construction of a new restroom building that is less than 2,500 square feet. The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. 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**

The Indio Fairgrounds Sign, Restroom & Landscape Project will provide a new, modernized entrance and additional facility capacity to the County's Fairground facility promoting tourism and help business growth, retention and increasing economic impact in the Coachella Valley area.





FM STAFF TO FILE

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

## NOTICE OF EXEMPTION

September 13, 2023

**Project Name:** Indio Fairgrounds Sign, Restroom & Landscaping Project

**Project Number:** FM08720012933

**Project Location:** 82503 Highway 111, east of Arabia Street, Indio, CA, 92201, Assessor's Parcel Number (APN) 614-040-006

**Description of Project:** The existing monument sign welcomes over 250,000 guests each February at the main entry Gate 1 of the Indio Desert Expo/Riverside County Fairgrounds, located at 82503 Highway 111 in Indio, California, 92201. Currently, many of the electronic message board panels are inoperable due to outdated technology that is no longer supported by software updates. The surrounding landscaping and irrigation system, installed more than 20 years ago, is in poor condition. The Fairgrounds Sign, Restroom & Landscape Project will provide the needed infrastructure to continue serving the community. The scope of work for the Fairgrounds Sign, Restroom & Landscape Project includes, but is not limited to, demolition and installation of a new fabricated electronic monument sign, footings, electrical, new restroom facility and entry landscape improvements. The improvements and rehabilitation of the Indio Fairgrounds 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 15303 Class 3 New Construction or Small Structures Exemption; and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15303.

**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 at the rehabilitation and improvements to the Indio Fairgrounds.

- Section 15301 –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 existing facility consists of the Indio Desert Expo/Riverside County Fairgrounds that is located on developed County-owned land and is not located on environmentally sensitive land. The improvements to the site would be within the existing facility footprint and would be consistent with the existing land use. No new substantial capacity would be created by the project. The project includes the renovation of the existing monument sign, landscaping improvements, as well as a restroom, a new prefabricated accessory structure under 2,500 square feet. The age of the facility has created the need for repair and rehabilitation of the existing facility. 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 15303 (c) –New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The existing outdoor area at the Fairgrounds is located on developed County-owned property and is not located on environmentally sensitive land. The improvements to the site would be within the developed area of the existing facility and would be consistent with the existing land use. The project includes the installation of a restroom building at an existing facility. The building has all of the necessary utility connections in place and is less than 2,500 square feet; therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, 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 existing site and would not alter the function or use of the site or have any external physical effects. The improvements are limited to the rehabilitation of existing developed area that would include the addition of a small accessory restroom, a new monument sign and landscaping improvements. The site improvements would restore the function of the 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: 9-13-2023

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