

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



ITEM: 3.13
(ID # 23178)

MEETING DATE:
Tuesday, January 30, 2024

FROM : FACILITIES MANAGEMENT AND PROBATION DEPARTMENT :

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Indio Juvenile Hall Recreation Yard Redesign Project - California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301, 15303 and Section 15061 (b)(3), Approval of In-Principle and Preliminary Project Budget; District 4. [\$464,963 - 100% State Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Indio Juvenile Hall Recreation Yard Redesign (IJH Recreation Yard Redesign) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION: Policy, CIP


Christopher Wright, Chief Probation Officer

1/12/2024

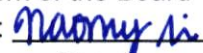

Rose Salgado, Director of Facilities Management

1/17/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: January 30, 2024
xc: FM, Probation

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors

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 Class 3 - New Construction or Conversion of Small Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
3. Approve in-principle the IJH Recreation Yard Redesign Project located at 47-665 Oasis Street in Indio, California; to redesign and renovate the existing recreation yard;
4. Approve a preliminary project budget in the not to exceed amount of \$464,963 for the Project;
5. Authorize the use of State Funds in the not to exceed amount of \$464,963 for the Project, 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 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
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 \$464,963.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 400,000	\$ 64,963	\$ 464,963	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: State Funds – 100%			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Juvenile Hall located at 47-665 Oasis Street in Indio, California, 92201, has an existing open recreation yard which is unused. Facilities Management (FM) walked the job site with Probation staff and identified recreation improvements that would provide a normative experience for the youth and support the goals of the Juvenile Justice Delinquency Prevention

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Act of 2018. The scope of work for the IJH Recreation Yard Redesign Project includes but is not limited to: construction of a sand volleyball court, an exterior exercise area with rubberized flooring for yoga and cross-fit, as well as landscaping improvements.

Facilities Management recommends the Board approve the in-principle IJH Recreation Yard Redesign Project and the preliminary project budget in the not to exceed amount of \$464,963. FM will procure the most cost effective and efficient project delivery method and award in accordance with applicable Board policies.

Pursuant to CEQA, the IJH Recreation Yard Redesign Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Class 1 - Existing Facilities Exemption, 15303 Class 3 – New Construction or Conversion of Small Structures Exemption, and Section 15061(b)(3), "Common Sense" Exemption. No expansion or change in use would occur with the renovation of the redesign of the existing recreation yard. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails redesign of the existing recreation yard. No direct or indirect impacts would occur. A Notice of Exemption will be filed by FM staff with the County Clerk and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The IJH Recreation Yard Redesign Project will continue to provide a safe and accessible recreation area for youth housed at the facility, 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:

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	47,000
SPECIALTY CONSULTANTS	7,500
REGULATORY PERMITTING	0
CONSTRUCTION	307,642
COUNTY ADMINISTRATION	60,552
PROJECT CONTINGENCY	42,269
PRELIMINARY PROJECT BUDGET	\$ 464,963

All costs associated with this Board action will be 100% funded with State Funds. Expenditures for FY 23/24 are estimated at \$400,000; and expenditures for FY 24/25 are estimated at \$64,963.

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RS:VB:RM:AR:MD:SC:TV

FM08260011895

MT Item #23178

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Meghan Hahn
Meghan Hahn, Director of Procurement 1/9/2024

Veronica Santillan
Veronica Santillan, Principal Management Analyst 1/23/2024

Aaron Gettis
Aaron Gettis, Deputy County Counsel 1/18/2024

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

NOTICE OF EXEMPTION

October 4, 2023

Project Name: Indio Juvenile Hall Recreational Yard Renovation Project

Project Number: FM08260011895

Project Location: 47665 Oasis Street, north of Avenue 48, Indio, County of Riverside, California; Assessor's Parcel Number (APN): 614-150-034

Description of Project: The Indio Juvenile Hall (IJH) is located at 47665 Oasis Street in Indio, California, 92201. IJH has an existing open recreation yard which is unused. Facilities Management walked the job site with Probation staff and identified recreation improvements that would provide a normative experience for the youth and support the goals of the Juvenile Justice Delinquency Prevention Act of 2018. The scope of work renovation includes, but is not limited to, construction of a sand volleyball court with posts and a net, renovate the existing basketball court and add a small turf area for soccer or football install a landscape barrier to create a confined play space, and create an alternate stairway access to adjacent buildings. The renovations to the recreational yard to provide a functional facility at the IJH 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 change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

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 15303 New Construction or Conversion of 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 renovations to the outdoor recreational yard at IJH.

- 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 project, as proposed, is limited to renovations to make the existing recreational yard, such as the basketball court and access more functional. 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 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. Under (e), accessory structures including garages, carports, patios, swimming pools, and fences qualify under this exemption. The project would result in the installation of a small turf area, a rubberized area, and a landscaped permitter area to redesign the existing outdoor recreational space to have increased function. The use of the recreational spaces would be appurtenant to the existing facility and would not result in an increase in capacity. 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. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed renovations to the recreational yard to make it more functional will not result in any direct or indirect physical environmental impacts. The improvements would occur within existing facility, would not alter the footprint and is being completed to create a better functioning facility. The use of the facility for public services 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:** 10-4-2023

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