

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



**ITEM: 3.23
(ID # 26319)**

MEETING DATE:
Tuesday, November 05, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Riverside County Fairgrounds Second Modular Restroom Project - California Environmental Quality Act (CEQA) Exempt per 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, Approval of In-Principle and Preliminary Project Budget; District 4. [\$802,655 - 100% Facilities Management Community Center Fund 22200]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Fairgrounds Second Modular Restroom (Second Modular Restroom) Project for inclusion in the Capital Improvement Program (CIP);

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ACTION:Policy, CIP


Rose Salgado, Director of Facilities Management 10/23/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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: November 5, 2024
xc: FM

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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 New Construction or Conversion of Small Structures Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle, the Second Modular Restroom Project located at 82503 Highway 111 in Indio, California, 92201; for the installation of a modular restroom building at a secondary location on the fairgrounds;
4. Approve a preliminary project budget in the not to exceed amount of \$802,655 for the Project;
5. Authorize the use of Facilities Management Community Centers Fund 22200 not to exceed \$802,655, 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 a) 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 b) issue Purchase Order for the sum of all project contracts and/or work orders which shall not exceed the approved project budget.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|-----------------------------|--------------------------|---------------------------------------|---------------------|
| COST | \$ 400,000 | \$ 402,655 | \$ 802,655 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Facilities Management Community Center Fund 22200 – 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 24/25 – 25/26 | |

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Summary

On June 4, 2024, Item 3.51, the Board of Supervisors (Board) approved the Notice of Completion for the Riverside County Fairgrounds Sign, Restroom & Landscape Project, located at 82503 Highway 111 in Indio, California, 92201. Included in the scope of work for the Sign, Restroom & Landscape Project was the installation of a new modular restroom facility. Currently, there remains a need to improve the aged fairgrounds and provide for facility and infrastructure renewal and improvements. This Riverside County Fairgrounds Second Modular Restroom Project (Project) will provide an additional modular restroom facility at a second location, next to the existing arena, to support large events and gatherings and improve overall health and safety conditions at the fairgrounds.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not to exceed amount of \$802,655. FM will procure the most cost-effective project delivery method in accordance with applicable Board policies to expedite delivery of the Project. The Project will continue the County's effort to improve the fairground facilities for the benefit of visitors to the County fairgrounds.

Pursuant to CEQA, the Riverside County Fairgrounds Second Modular Restroom 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 modular 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. No exceptions under State CEQA Guidelines section 15300.2 would apply. 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 Project will provide improved facilities to visitors of the fairgrounds while expanding the infrastructure at the County's fairgrounds to promote use, tourism and increasing the positive economic impact in the County.

Additional Fiscal Information

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

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| BUDGET LINE ITEMS | BUDGET AMOUNT |
|-----------------------------------|------------------|
| DESIGN PROFESSIONAL OF RECORD | 0 |
| SPECIALTY CONSULTANTS | 42,186 |
| REGULATORY PERMITTING | 3,000 |
| CONSTRUCTION CONTRACT | 657,500 |
| OTHER CONSTRUCTION | 0 |
| COUNTY ADMINISTRATION | 27,000 |
| PROJECT CONTINGENCY | 72,969 |
| PRELIMINARY PROJECT BUDGET | \$802,655 |

All costs associated with this Board action will be 100% funded with Facilities Management Community Center Fund 22200. Expenditures for FY 24/25 are estimated at \$400,000, and expenditures for FY 25/26 are estimated at \$402,655.

RS:VB:RM:AR:JA:SC FM08720013987 MT Item #26319
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Melissa Curtis

 Melissa Curtis, Deputy Director of Purchasing and Fleet 10/21/2024

Veronica Santillan

 Veronica Santillan, Principal Management Analyst 10/29/2024

Aaron Gettis

 Aaron Gettis, Chief of Deputy County Counsel 10/23/2024

FM staff to file

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

NOTICE OF EXEMPTION

October 30, 2024

Project Name: Indio Fairgrounds Second Modular Restroom Project

Project Number: FM08720013987

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

Description of Project: On June 4, 2024, Item 3.51, the Board of Supervisors (Board) approved the Notice of Completion for the Riverside County Fairgrounds Sign, Restroom & Landscape Project, located at 82503 Highway 111 in Indio, California, 92201. Included in the scope of work for the Sign, Restroom & Landscape Project was the installation of a new modular restroom facility. Currently, there remains a need to improve the aged fairgrounds and provide for facility and infrastructure renewal and improvements. This Riverside County Fairgrounds Second Modular Restroom Project (Project) will provide an additional modular restroom facility at a second location, next to the existing arena, to support large events and gatherings and improve overall health and safety conditions at the fairgrounds. The installation of the second modular restroom at 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 addition of a second modular restroom at 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 installation of a restroom, a new prefabricated accessory structure under 2,500 square feet. 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 addition of a small accessory restroom to maintain 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: 10-30-2024

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