

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



ITEM: 3.11  
(ID # 27537)

**MEETING DATE:**

Tuesday, May 20, 2025

**FROM :** FACILITIES MANAGEMENT AND PROBATION DEPARTMENT

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Indio Juvenile Hall Administration Roof Replacement Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, Class 2 Replacement or Reconstruction Exemption and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 4. [Total Cost \$1,173,424 - 100% Capital Improvement Program Fund 30700]

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

1. Approve the Indio Juvenile Hall Administration Roof Replacement (Indio Juvenile Hall Administration Roof) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act 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

*Christopher Wright*  
Christopher Wright, Chief Probation Officer

4/30/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre

4/30/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: May 20, 2025  
xc: FM, Probation

Kimberly A. Rector  
Clerk of the Board  
By: *[Signature]*  
Deputy

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

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

3. Approve in-principle the Indio Juvenile Hall Administration Roof Project located at 47665 Oasis Street, in Indio, California, to replace the roof at the administrative facility due to severe water leaks that have caused damage to the interior finishes;
4. Approve a preliminary project budget in the not to exceed amount of \$1,173,424 for the Project;
5. Authorize use of the Capital Improvement Program Fund 30700 in the not to exceed amount of \$1,173,424, 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 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 issue Purchase Orders in accordance with applicable Board policies to prequalified contractors in an amount not to exceed \$200,000 per vendor per project, per year, or pursuant to an approved and executed contract, the total of all project contracts and purchase orders shall not exceed the approved project budget.

<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>	\$ 678,000	\$ 495,424	\$ 1,173,424	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Capital Improvement Program Fund 30700 – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 24/25 – 25/26	

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

**BACKGROUND:**

**Summary**

The Indio Juvenile Hall Administration facility is located at 47665 Oasis Street in Indio, California 92201. The facility is experiencing severe roof leaks throughout the administration building, including Units 1 and 2, as well as the maintenance and kitchen sections. Frequent maintenance repairs to the roof are no longer feasible; therefore, the roof needs to be replaced to prevent further damage to the building. The scope of work for the Indio Juvenile Hall Administration Roof Replacement Project includes, but is not limited to, assessment of the damaged roof and replacing the roof with a reinforced roofing system.

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

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Project and the preliminary project budget in the not to exceed amount of \$1,173,424. FM will procure the most cost-effective project delivery method and award a construction contract in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the Indio Juvenile Hall Administration Roof Replacement Project may have a significant effect on the environment. The Project, as proposed, is limited to the repair of the existing roof. 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. Therefore, the Project is exempt as the project meets the scope and intent of the "Common Sense" Exemption identified in Section 15061 (b)(3), Class 1 – Existing Facilities Exemption identified in Section 15301 and Class 2` Replacement or Reconstruction Exemption identified in Section 15302. 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 Indio Juvenile Hall Administration Roof Replacement Project will prevent further damage to the facility and interior finishes and ensure safety of both the staff and public. The Project will not impact residents and business and will not interfere with daily operations.

**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	0
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	7,000
CONSTRUCTION CONTRACT	1,011,249
OTHER CONSTRUCTION	0
COUNTY ADMINISTRATION	48,500
PROJECT CONTINGENCY	106,675
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 1,173,424</b>

All costs associated with this Board action will be 100% funded through the Capital Improvement Program Fund 30700. Expenditures for FY 24/25 are estimated at \$678,000; and expenditures for FY 25/26 are estimated at \$495,424.

Attachment:

- Notice of Exemption for the Indio Juvenile Hall Administration Roof Replacement Project

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

G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\27537\_D1 - 013976 - Indio Juvenile Hall Administration Roof Replacement\_In-Princ & Prelim Proj Budget\_052025.doc

*Melissa Curtis*

Melissa Curtis, Deputy Director of Purchasing and Fleet

4/22/2025

*Evangelina Gregorio EO*

Evangelina Gregorio EO, Principal Mgmt Analyst

5/9/2025

*Aaron Gettis*

Aaron Gettis, Chief of Deputy County Counsel

5/8/2025

**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> St., 2<sup>nd</sup> Floor, Riverside, CA 92501

## NOTICE OF EXEMPTION

April 3, 2025

**Project Name:** Indio Probation Juvenile Hall Administration Roof Replacement

**Project Number:** FM08260013976

**Project Location:** 47665 Oasis Street, south of Doctor Carreon Boulevard, Indio, California 92201; Assessor's Parcel Number (APN): 614-150-034

**Description of Project:** The Indio Juvenile Hall Administration facility is located at 47665 Oasis Street in Indio, California, 92201. The facility is encountering severe water leaks throughout the administration building, including Units 1 and 2; and the maintenance and kitchen sections. The frequent maintenance repairs to the roof are no longer feasible; therefore, the roof needs to be replaced to avoid further damage to the building. The scope of work for the Indio Juvenile Hall Administration Roof Replacement Project includes, but is not limited to, assessment of the damaged roof and replacing the roof with a reinforced roofing system. The replacement of the roof at the Indio Juvenile Hall Administration facility is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the replacement chiller.

**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.

**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 replacement of the roof at the Indio Juvenile Hall Administration facility.

- **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 replacement of the roof at an existing facility. The new roof 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 the roof of similar size and capacity. The system is an existing facility that supports the provision of public 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 replacement of the roof at the Indio Juvenile Hall Administration facility will not result in any direct or indirect physical environmental impacts. The improvements to connect and operate the chiller would occur at an existing facility, would not alter the footprint and is being completed to provide for safe and efficient operation of the public 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: \_\_\_\_\_

4-3-2025

Mike Sullivan  
County of Riverside, Facilities Management