

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



ITEM: 3.13
(ID # 27613)

MEETING DATE:

Tuesday, May 20, 2025

FROM : FACILITIES MANAGEMENT AND PROBATION DEPARTMENT

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Youth Treatment and Education Center Unit 6 Tenant Improvements Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 1. [Total Cost \$274,648 - 100% Probation Department Budget General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Youth Treatment and Education Center Unit 6 Tenant Improvement (YTEC Unit 6 TI) Project for inclusion in the Capital Improvement Program (CIP);

Continued on page 2

ACTION:Policy, CIP

Christopher Wright
Christopher Wright, Chief Probation Officer

4/30/2025

Vincent Yzaguirre
Vincent Yzaguirre

4/30/2025

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: 
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 Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
3. Approve in-principle the YTEC Unit 6 TI Project located at 10000 County Farm Road in Riverside, California; to renovate Unit 6 at YTEC by adding walls, doors, windows, upgrade the kitchen and reception area, relocate phones, replace flooring and refinish epoxy flooring in the restrooms;
4. Approve a preliminary project budget in the not to exceed amount of \$274,648 for the Project;
5. Authorize the use of Probation Department Budget General Fund 10000 in the not to exceed amount of \$274,648, 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, 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	\$ 50,000	\$ 224,648	\$ 274,648	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Probation Department Budget General Fund 10000 – 100%			Budget Adjustment: No	
			For Fiscal Year: 24/25 – 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Youth Treatment and Education Center (YTEC) is located at 10000 County Farm Road in Riverside, California, 92503. The facility provides vocational training and recreational activities for detained youth. Unit 6 within the YTEC facility is in need of upgrades which will expand the use of the facility and meet safety standards. The scope of work for the YTEC Unit 6 Tenant

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

Improvement Project (Project) includes but is not limited to: adding walls with interior windows at eight (8) bays; renovate the kitchen, storage and reception areas; relocate wall phone and fixed stool; replace flooring with luxury vinyl tile and refinish epoxy flooring in the restrooms adhering to Americans with Disabilities Act (ADA) regulations.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not to exceed amount of \$274,648. 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 YTEC Unit 6 Tenant Improvement Project may have a significant effect on the environment. The Project, as proposed, is limited to upgrades at Unit 6 within the YTEC facility consisting of adding walls, renovating kitchen, storage and reception areas, and replacing flooring at the facility. 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), and Class 1 – Existing Facilities Exemption identified in Section 15301. 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 YTEC Unit 6 Tenant Improvement Project will upgrade and expand the facility for better use to continue with the education and training for detained youth. The Project will not impact any residents and businesses and will provide a safe housing environment for youth and staff.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	20,000
SPECIALTY CONSULTANTS	2,952
REGULATORY PERMITTING	6,000
CONSTRUCTION CONTRACT	195,108
OTHER CONSTRUCTION	0
COUNTY ADMINISTRATION	25,620
PROJECT CONTINGENCY	24,968
PRELIMINARY PROJECT BUDGET	\$ 274,648

All costs associated with this Board action will be 100% funded through Probation Department Budget General Fund 10000. Expenditures for FY 24/25 are estimated at \$50,000 and expenditures for FY 25/26 are estimated at \$224,648.

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

Attachment:

- Notice of Exemption for the Youth Treatment and Education Center Unit 6 Tenant Improvement Project

VC:RM:RB:YB:TV

FM08260014178

MT Item #27613

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Melissa Curtis
Melissa Curtis, Deputy Director of Purchasing and Fleet

4/22/2025

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

5/12/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

5/6/2025

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

NOTICE OF EXEMPTION

April 10, 2025

Project Name: Probation Department Youth Treatment and Education Center (YTEC) Unit 6 Tenant Improvement Project, Riverside

Project Number: FM08260014178

Project Location: 10000 County Farm Road, Unit 6, west of Harrison Street, Riverside, California 92503; Assessor's Parcel Number (APN): 145-120-003

Description of Project: The YTEC facility is located at 10000 County Farm Road in Riverside, California, 92503. The facility provides vocational training and recreational activities for detained youth. Unit 6 within the YTEC facility is in need of upgrades which will expand the use of the facility and meet safety standards. The scope of work for the YTEC Unit 6 tenant improvements Project (Project) includes, but is not limited to, adding walls with interior windows at eight bays; renovating the kitchen, storage and reception areas; relocating wall phone and fixed stool; replacing flooring with luxury vinyl tile, refinishing the epoxy flooring in the restrooms and adhering to Americans with Disabilities Act (ADA) regulations. The interior tenant improvements at Suite 6 of the YTEC facility is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the interior improvements.

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; and General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

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 interior tenant improvements within Unit 6 of the YTEC 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 adding walls with interior windows at eight bays; renovating the kitchen, storage and reception areas; relocating wall phone and fixed stool; replacing flooring with luxury vinyl tile, refinishing the epoxy flooring in the restrooms and implementing ADA improvements. The improvements would result in the continued provision of 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 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 effects. The tenant improvements would be limited to the interior improvements within the existing footprint of the facility and would not substantially increase the capacity of the site. 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: 4-10-2025

Mike Sullivan,
County of Riverside, Facilities Management