

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



**ITEM: 3.25  
(ID # 27817)**

**MEETING DATE:**  
Tuesday, June 10, 2025

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY DISTRICT ATTORNEY'S OFFICE

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY DISTRICT ATTORNEY'S OFFICE: Indio Law Building District Attorney Tenant Improvement 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 4. [Total Cost \$371,165 - 100% District Attorney General Fund 10000]

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

1. Approve the Indio Law Building District Attorney Tenant Improvement (Indio Law Building DA TI) 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 and Section 15061 (b)(3), "Common Sense" Exemption;
3. Approve in-principle the Indio Law Building DA TI Project located at 82995 CA-111, in Indio, California; to convert an existing open office into a gym room;

Continued on page 2

**ACTION:**Policy, CIP

*John Aki*  
John Aki

5/28/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre

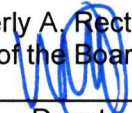
5/29/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Washington 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: June 10, 2025  
xc: FM, DA

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

4. Approve a preliminary project budget in the not to exceed amount of \$371,165 for the Project;
5. Authorize use of the District Attorney Budget General Fund 10000 in the not to exceed amount of \$371,165, 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 the 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>	\$ 371,165	\$ 0	\$ 371,165	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> District Attorney General Fund 10000 – 100%			<b>Budget Adjustment:</b> No <b>For Fiscal Year:</b> 24/25	

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

**BACKGROUND:**

**Summary**

The Riverside County Indio Law Building is located at 82955 CA-111 in Indio and is used to house County legal departments. There is a need for a gym room within the facility for District Attorney (DA) staff to access before and after work hours to help with the needed strength training required by certain job classifications. The scope of work for the Indio Law Building DA TI Project (Project) includes, but is not limited to: convert an existing open office into a gym room; demolish an office area and install a separation wall, patch ceiling grid over an office, install a new door, insulate a ceiling for soundproofing and patch and paint.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not to exceed amount of \$371,165. 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 Law Building DA TI Project may have a significant effect on the environment. The Project, as proposed, is limited to converting an open office area into a gym. The use of the facility would continue to provide essential public services

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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. No exceptions to the use of the exemption under Section 15300.2 would apply. A Notice of Exemption will be filed by FM staff with the County Clerk and State Clearinghouse within five days of Board approval.

**Impact on Residents and Businesses**

The Indio Law Building DA TI Project will provide a gym room to help with the physical needs of the DA staff as a requirement of their jobs. The Project will not impact residents and businesses.

**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	54,520
SPECIALTY CONSULTANTS	0
REGULATORY PERMITTING	8,000
CONSTRUCTION CONTRACT	242,000
OTHER CONSTRUCTION	12,403
COUNTY ADMINISTRATION	20,500
PROJECT CONTINGENCY	33,742
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 371,165</b>

All costs associated with this Board action will be 100% funded with District Attorney General Fund 10000.

Attachment:

- Notice of Exemption for the Indio Law Building District Attorney Tenant Improvement Project

VC:RM:JA:AR:TV

FM08220014080

MT Item #27817

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Melissa Curtis, Deputy Director of Purchasing and Fleet

5/21/2025

  
Evangelina Gregorio EO, Principal Mgmt Analyst

6/2/2025

  
Aaron Gettis, Chief of Deputy County Counsel

5/31/2025

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

## NOTICE OF EXEMPTION

May 9, 2025

**Project Name:** Indio Law Building District Attorney Tenant Improvements (DA TI) Project

**Project Number:** FM08220014080

**Project Location:** 47919 Oasis Street, north of Avenue 48, Indio, CA 92201, Assessor's Parcel Number (APN): 614-150-033

**Description of Project:** The Riverside County Indio Law Building of the District Attorney is located at 82955 CA-111 in Indio, California, 92201. There is a need for a gym room within the facility for Probation Officers to access before and after work hours to help with the needed strength training that the job requires. The scope of work for the Indio Law Building DA TI Project (Project) includes but is not limited to: Convert an existing open office into a gym room; demo office area and install separation wall, patch ceiling grid over demoed office; add door to new wall, insulate ceiling for sound; patch and paint. The tenant improvements within the existing Indio Law Building 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 and 15301.

