

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



**ITEM: 3.19
(ID # 29217)**

MEETING DATE:
Tuesday, December 09, 2025

FROM : FACILITIES MANAGEMENT AND PROBATION DEPARTMENT

SUBJECT: FACILITIES MANAGEMENT (FM) AND PROBATION DEPARTMENT: Southwest Juvenile Hall Flooring and Casework Replacement 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 3. [Total Cost \$452,022 - 100% Probation Department General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Southwest Juvenile Hall Flooring and Casework Replacement (SJH Flooring and Casework Replacement) 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 SJH Flooring and Casework Replacement Project to replace the flooring in the shower rooms within the Housing and Intake Units and replace the cabinets and countertops;

Continued on Page 2

ACTION:Policy, CIP

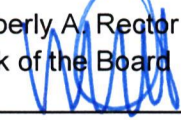
Christopher Wright
Christopher Wright, Chief Probation Officer 11/17/2025

Vincent Yzaguirre
Vincent Yzaguirre 11/19/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Medina, seconded by Supervisor Gutierrez 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: December 9, 2025
xc: FM, Probation

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 \$452,022 for the Project;
5. Authorize the use of Probation Department General Fund 10000 in the not-to-exceed amount of \$452,022, 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 within the approved project budget; and
7. Direct 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, so that the total of all project contracts and purchase orders shall not exceed the approved project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 452,022	\$ 0	\$ 452,022	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Probation Department General Fund 10000 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Probation Department’s Southwest Juvenile Hall (SJH) is located at 30755 Auld Road in Murrieta. The facility serves as a detention and treatment facility for youth and provides medical and behavioral health counseling and rehabilitation services. The facility is currently experiencing water intrusion within the Housing and Intake Units which will be addressed through this proposed flooring replacement project. The scope of work for the SJH Flooring and Casework Replacement Project (Project) includes but is not limited to: replacing the ceramic tile floor and cove base with epoxy based material for seven (7) showers in the Housing Unit and one (1) shower in the Intake Unit, replacing the vinyl flooring with a sealed concrete finish in the Main Intake Unit, preparing and resealing the flooring within the holding cells, and replacing the base cabinets and existing countertops within the Intake Unit.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Project and the preliminary Project Budget in the not-to-exceed amount of \$452,022. 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.

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With certainty, there is no possibility that the SJH Flooring and Casework Replacement Project may have a significant effect on the environment. The Project, as proposed, is limited in replacement of the ceramic tile floor and cove base to eight (8) showers with a sealed concrete finish; resealing the floor within the holding cells; and replacing the base cabinets and existing countertops within the Housing and Intake Units 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 SJH Flooring and Casework Replacement Project will upgrade the showers within the Intake and Housing Units to remediate the existing water intrusion and enhance the current worn condition by replacing the cabinets and countertops. The Project will not impact any residents and businesses and will provide a safe and improved environment for detained youth, visitors, 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	5,000
SPECIALTY CONSULTANTS	3,500
CONSTRUCTION CONTRACT	377,990
COUNTY ADMINISTRATION	24,439
PROJECT CONTINGENCY	41,093
PRELIMINARY PROJECT BUDGET	\$ 452,022

All costs associated with this Board action will be 100% funded in the amount of \$452,022, through the Probation Department General Fund 10000 and will be expended in FY 25/26.

Attachment:

- Notice of Exemption for the Southwest Juvenile Hall Flooring and Casework Replacement Project

VY:TB:RM:RB:TV

FM08250013745

MT Item #29217

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Project_In-Princ & Prelim Proj Budget_120925.doc

Melissa Curtis
Melissa Curtis, Deputy Director of Purchasing and Fleet

11/5/2025

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst

11/25/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

11/21/2025

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

NOTICE OF EXEMPTION

October 24, 2025

Project Name: Probation Southwest Juvenile Hall (SJH) Flooring and Casework Project, Murrieta

Project Number: FM08250013745

Project Location: 30755 Auld Road, west of Leon Road, Murrieta, California, 92563, Assessor's Parcel Number (APN) 963-080-013

Description of Project: Probation Department's SJH is located at 30755 Auld Road in Murrieta. The facility serves as a detention center and a post-conviction sentence center for minors and provides medical and behavioral health counseling and rehabilitation services. The facility is experiencing water intrusion within the Housing and Intake Units which can lead to potential damage to the structure and lead to mold growth which is a health concern. The scope of work for the SJH Flooring and Casework Replacement Project (Project) includes but is not limited to: replace the ceramic tile floor and cove base with epoxy based material to seven (7) showers at the Housing Unit and one (1) shower at the Intake Unit, replace the vinyl flooring with sealed concrete finish at the Main Intake Unit, prepare and reseal the flooring within the holding cells; and replace the base cabinet boxes along the exterior wall and replace the existing countertops within the Intake Unit. The improvements to the flooring and casework at the SJH 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; and 15061(b) (3), 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 improvements to the flooring and casework at the SJH.

- Section 15301-Existing Facilities Exemption:** 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, includes improvements to the flooring and casework at the SJH. The improvements to the existing facility are minor interior alterations, the use of the facility would continue to provide public services to the community 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. 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 County owned property and would not alter the function or use of the site or have any external physical effects. The improvements are minor interior improvements to the flooring and casework at an existing facility. The improvements would enhance the quality of public services and provide a safe and secure 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:** 10-24-2025

Mike Sullivan,
 County of Riverside, Facilities Management