

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



ITEM: 3.13
(ID # 29604)

MEETING DATE:
Tuesday, January 27, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM): Riverside County Fairgrounds Water & Electrical RV Parking Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, Section 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 4. [Total Cost \$1,102,226 – 100% FM Community Centers Fund 22200]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Fairgrounds Water & Electrical RV Parking Project (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 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
3. Approve in-principle the Riverside County Fairgrounds Water & Electrical RV Parking Project to provide water and electrical connections to 42 RV parking spaces;

Continued on Page 2

ACTION:Policy, CIP


Vincent Yzaguirre 12/29/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Perez, and Gutierrez
Nays: None
Absent: Washington
Date: January 27, 2026
xc: FM

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 \$1,102,226 for the Project;
5. Authorize the use of FM Community Centers Fund 22200, 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. Authorize the Purchasing Agent to issue purchase orders in accordance with applicable Board policies to pre-qualified 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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,102,226	\$ 0	\$ 1,102,226	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% FM Community Centers Fund 22200			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

The Riverside County Fairgrounds (County Fairgrounds) are located at 46350 Arabia Street in Indio, and hosts the annual Riverside County Fair and National Date Festival (County Fair). Currently, there is no electrical power or water supply for the existing recreational vehicle (RV) parking lot. The scope of work for the Riverside County Fairgrounds Water & Electrical RV Parking Project (Project) is to accommodate 42 RV parking stalls with electrical and water supply within Lot 5, located at the northwest parking area. The water line will be supplied by the Indio Water Authority and the new electrical supply will be pulled from the existing service located at the southwest parking area. The Project will provide enhanced amenities for County Fair customers and vendors, as well as year-round parking for County Fairgrounds events and visitors to this region of the County.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not-to-exceed amount of \$1,102,226. 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 Project may have a significant effect on the environment. The Project, as proposed, is limited to supplying water and electrical feeds to accommodate 42 recreational vehicles. The utilities are adjacent to the site and would not result in the need to expand existing utility infrastructure. The use of the parking lot would continue to provide parking for RVs 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 11 Accessory Structures Exemption in Section 15311. 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 Riverside County Fairgrounds Water & Electrical RV Parking Project will accommodate 42 recreational vehicle parking spaces for vendors and customers when servicing or visiting county events in Indio and is a benefit to both Residents and Businesses within this region of the County.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	49,444
REGULATORY PERMITTING	130,800
CONSTRUCTION CONTRACT	780,000
OTHER CONSTRUCTION	20,280
COUNTY ADMINISTRATION	21,500
PROJECT CONTINGENCY	100,202
PRELIMINARY PROJECT BUDGET	\$ 1,102,226

All costs associated with this Board action will be 100% funded by FM Community Centers Fund 22200 in the amount of \$1,102,226. All monies will be expended in FY 25/26.

Attachment:

- Notice of Exemption for the Riverside County Fairgrounds Water & Electrical RV Parking Project

VY:TB:RM:AR:JA:TV

FM08720014659

MT Item #29604

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Melissa Curtis
Melissa Curtis, Deputy Director of Purchasing and Fleet 12/24/2025

Evangelina Gregorio EO
Evangelina Gregorio EO, Principal Mgmt Analyst 1/5/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 12/29/2025

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

NOTICE OF EXEMPTION

December 15, 2025

Project Name: Indio Fairgrounds Water and Electrical Improvements at the Recreational Vehicle (RV) Parking Lot, Indio

Project Number: FM08720014659

Project Location: 82503 Highway 111, east of Arabia Street, Indio, CA, 92201, Assessor's Parcel Number (APN) 614-040-002

Description of Project: The Indio Fairgrounds is located at 46350 Arabia Street in Indio. The Indio Fairgrounds holds the County of Riverside Indio Date Festival in February of each year. Currently, there is no electrical power nor water supply for the RV parking lot. The scope of work is to accommodate 42 RV parking stalls with electrical and water supply within Lot 5 which is located at the Northwest parking area. The water line will be supplied by the Indio Water authority and the new electrical supply will be pulled from the existing 3140 service located at the Southwest parking area. The Project will provide a more efficient parking environment for customers and vendors. The utility improvements to the recreational vehicle parking lot 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 15311 Class 11 Accessory Structures Exemption; and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15311.

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 at the utility improvements to RV parking lot at the Indio Fairgrounds.

