

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



ITEM: 3.19  
(ID # 30730)

**MEETING DATE:**  
Tuesday, June 23, 2026

**FROM :** FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT (FM): Highgrove Norton Younglove Community Center Restroom and Site Improvements 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 1. [Total Cost \$671,077 – 100% Capital Improvement Program Fund 30700]

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

1. Approve the Highgrove Norton Younglove Community Center Restroom and Site Improvements Project (Highgrove Restroom and Site Improvements) 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;

Continued on page 2

**ACTION:** Policy, CIP

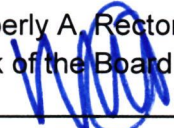
  
Vincent Yzaguirre 6/10/2026

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, 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: June 23, 2026  
xc: FM

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:

3. Approve in principle the Highgrove Restroom and Site Improvements Project which includes but is not limited to the remodel of the men’s and women’s restrooms, replacement of the exterior roll-up door covering electrical meters, improvement of the playground area, and installation of a drinking fountain on the exterior of the portable building;
4. Approve a preliminary project budget in the not-to-exceed amount of \$671,077 for the Project;
5. Authorize the use of Capital Improvement Program Fund 30700 in the not-to-exceed amount of \$671,077, 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>	\$ 2,000	\$ 669,077	\$ 671,077	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% Capital Improvement Program Fund 30700			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 25/26-26/27	

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

**BACKGROUND:**

**Summary**

The Highgrove Norton Younglove Community Center (Center) is located at 459 Center Street in the unincorporated community of Highgrove. The Center serves as a centralized cooling and warming center, provides senior lunch programs, food distribution, fitness programs, and organized seasonal activities for all age groups. The Center is in need of improvements to its restrooms and the children’s playground for safety reasons, which would allow the Center to better serve the community.

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

The scope of work for the Project includes but is not limited to remodeling the men’s and women’s restrooms, replacing the exterior roll-up door covering the building’s main electrical service, installing a poured-in-place rubber surface for the existing playground, expanding the playground slab, concrete and curb, selected tree removal to make way for the installation of a shade structure, and installation of a drinking fountain on the exterior of the portable building.

Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not-to-exceed amount of \$671,077. 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 Project may have a significant effect on the environment. The Project, as proposed, is limited to the remodeling of the men’s and women’s restrooms, replacement of the exterior roll-up door covering electrical meters, improvements to the playground, and installation of a drinking fountain on the exterior of the portable building. 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 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 Project will provide an improved aesthetic look throughout the facility and provide a safe environment for the community. The Project will be completed during designated hours to avoid any disruption of daily operations and community services.

**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	90,000
SPECIALTY CONSULTANTS	18,000
REGULATORY PERMITTING	3,500
CONSTRUCTION CONTRACT	431,570
OTHER CONSTRUCTION	7,500
COUNTY ADMINISTRATION	59,000
PROJECT CONTINGENCY	61,507
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 671,077</b>

All costs associated with this Board action will be 100% funded by Capital Improvement Program Fund 30700. Expenditures for FY 2025/26 are estimated at \$2,000; expenditures for FY 2026/27 are estimated at \$669,077.

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

Attachment:

- Notice of Exemption for the Highgrove Norton Younglove Community Center Restroom and Site Improvements Project

VY:RM:RB:JH                      FM08720015898                      MT Item #30730  
G:\Project Management Office\FORM 11'S\FORM 11's\_In Process\30730\_D1 - 015898 - FM Highgrove Norton Younglove CC RRs &  
Site Improvements Proj - In-Princ & Prelim Proj Budget\_062326.doc

  
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Evangelina Gregorio EO, Principal Mgmt Analyst                      6/14/2026

  
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Aaron Gettis, Chief Deputy County Counsel                      6/11/2026

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

## NOTICE OF EXEMPTION

June 3, 2026

**Project Name:** Highgrove Norton Younglove Community Center Restroom and Site Improvements Project

**Project Number:** FM08720015898

**Project Location:** 459 Center Street, east of Michigan Avenue, Riverside, CA 92507, Assessor's Parcel Number (APN): 255-080-041

**Description of Project:** The Highgrove Norton Younglove Community Center (Center) is located at 459 Center Street in the unincorporated community of Highgrove. The Center serves as a centralized cooling and warming center, provides senior lunch programs, food distribution, fitness programs, and organized seasonal activities for all age groups. Improvements to its restrooms and the children's playground for safety reasons would allow the Center to better serve the community.

The scope of work for the Project includes, but is not limited to, remodel of men's and women's restrooms, replacement of exterior roll-up door covering the building's main electrical service, installation of a poured-in-place rubber surface for the existing playground, expansion of playground slab, concrete and curb, umbrella shades and tree removal, and installation of a drinking fountain on the exterior of the portable building. The improvements at the existing Highgrove Community Center are identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the tenant 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; Section 15311 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 site improvements at the Highgrove Community Center.

- **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 minor interior improvements at an existing facility, consisting of the remodel of men’s and women’s restrooms, replacement of exterior roll-up door covering the building’s main electrical service, installation of a poured-in-place rubber surface for the existing playground, expansion of playground slab, concrete and curb, umbrella shades and tree removal, and installation of a drinking fountain on the exterior of the portable building. The minor improvements within the existing footprint of the Highgrove Community Center facility 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 15311–Accessory Structures:** This Class 11 categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project, as proposed, includes installation of a poured-in-place rubber surface for the existing playground, expansion of playground slab, concrete and curb, umbrella, and installation of a drinking fountain on the exterior of the portable building. These improvements would be appurtenant to the existing Community Center and will not substantially increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, 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 site improvements at the Highgrove Community Center will not result in any direct or indirect physical environmental impacts. The improvements would occur at an existing facility, would not alter the building footprint and are 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: 6-8-2026

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management