

**Riverside County**  
**Riverside University Health System – Medical Center**  
26520 Cactus Ave, Moreno Valley, CA 92555

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

February 9, 2026

**Project Name:** JOC Best Value No. 01 - Approval of the Job Order Contracting (JOC) Best Value Program Documents for Riverside University Health System Facilities, Design & Development

**Project Number:** MT#29750

**Project Location:** Riverside Countywide

**Description of Project:** On November 14, 2006, Item 3.10, the Board of Supervisors (Board) authorized the utilization of Job Order Contracting (JOC) and the development and implementation of a JOC program for Riverside County. JOC is an indefinite delivery/ indefinite quantity procurement method that enables the County to complete a large number and wide variety of repair, renovation and improvement projects, other than new construction, through the use of a single, competitively bid contract. While this procurement method of using contractors and trade contractors for public work is beneficial to the on-time, on-budget project delivery of capital projects to County Departments, Riverside University Health System Facilities Design & Development Department (RUHS-FDD) is seeking approval to utilize the Best Value Construction (BVC) Contracting Program for a JOC program by pre-qualifying a wider-range of contractors in specific trades that have demonstrated experience, competency, and their ability to successfully manage and complete healthcare projects regulated by Department of Health Care Access and Information (HCAI) and not just based on cost alone that will provide the best overall value approach for project delivery.

Riverside County is one of ten counties granted the authority to utilize BVC contracting for public work projects under California Senate Bill 128 Best Value Construction Contracting for Counties Pilot Program, codified in California Public Contract Code Section 20155 (PCC 20155). RUHS-FDD is seeking to establish the Best Value program for JOC pursuant to the requirements of establishing procedures and criteria for the selection of best value contractors that requires bidders to certify specified information through a rigorous two-step bid process. The contractor classifications include General Building, Flooring, and Mechanical.

The bid process requires these contractors to submit the completed Prequalification Application and Sealed Bid concurrently. In the first step, the evaluation committee will first determine a prequalification score of the contractor by their demonstrated experience and competence to manage and complete projects, provide financial information needed to perform the contract, demonstrate their ability to comply with all relevant policies and the requirements of the Department of Industrial Relations (DIR), and disclose their safety records. In the second step, the contractors deemed prequalified will receive a Prequalification Notice Letter and a date upon which their sealed bids will be opened by the Clerk of the Board. The Best Value Contractor is selected based on a combined prequalification score and the bid amount and not based on cost alone. These elements of the Best Value Contracting (BVC) are important to ensure the most responsive and responsible contractors are selected in the best interests of the County. The Department is collaborating with the approved County's consultant firm, Gordian, to establish the program by ensuring all elements of the BVC are met since they have extensive experience and knowledge of working with other organizations to launch this program.

RUHS-FDD recommends that the Board of Supervisors adopt and publish the procedures and program documents to ensure all selections are conducted in a fair and impartial manner, in conformance with the California Public Contract Code Sections 20155.3 to 20155.6. The JOC No. 1 contract is identified as the proposed project under the California Environmental Quality Act (CEQA). No 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 University Health System

**Exempt Status:** State CEQA Guidelines Section 15301 Existing Facilities Exemption, and Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations Title 14, Article 5, Sections 15301 and Section 15061.

**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 involve unusual circumstances that could potentially have 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 JOC No. 01 contract.

- **Section 15301 (d)–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 approval of the JOC contracts do not allow for new construction and are limited to maintenance activities and improvements on existing facilities. The improvements to the existing County facilities are routine repairs and tenant improvements to keep facilities operational and would not expand the capacity of the site and would result in the continuation of public services; therefore, the project is exempt as the improvements meet 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 Job Order Contract will assist in the procurement of services for public works contracting. The implementation of this contract will not lead to any direct or reasonably indirect physical environmental impacts. The direct effects of the JOC No. 01 contract award will have purely financial and administrative impacts. In addition, no significant indirect effects would occur from the approval as the JOC contracts do not allow for new construction and are limited to tenant improvements and repairs on existing facilities, which are exempt under CEQA. 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.

**Signed:**  \_\_\_\_\_ **Date:** 1/28/2026

Carlos Cueva, Director of Facilities, Design and Development  
Riverside County - Riverside University Health System