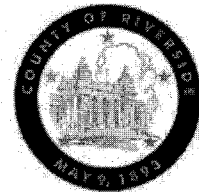


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.16
(ID # 3889)

MEETING DATE:

Tuesday, May 2, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND DEPARTMENT OF
BEHAVIORAL HEALTH :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND DEPARTMENT OF
BEHAVIORAL HEALTH: Roy's Desert Resource Center Remodel Project -
California Environmental Quality Act Exempt, Approval of In-Principle and
Preliminary Project Budget, District 4. [\$13,902,244 – Mental Health Services
Act Fund 100%] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and include the Roy's Desert Resource Center (RC) Remodel Project to the Capital Improvement Program (CIP) project list;
2. Find that the Roy's Desert RC Remodel Project is exempt from the California Environmental Quality Act (CEQA) 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 and direct the Clerk of the Board to file the Notice of Exemption;

ACTION: Policy, CIP

Handwritten signature of Jeff Van Wagenen.

Jeff Van Wagenen, Managing Director EDA

4/4/2017

Handwritten signature of Steve Steinberg.

Steve Steinberg

4/11/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: May 2, 2017
xc: EDA

Kecia Harper-Ihem
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 Roy's Desert RC Remodel Project in North Palm Springs, California, to augment the board and care facility;
4. Approve a preliminary project budget of \$13,902,244 and authorize the use of the Mental Health Services Act Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
5. Delegate the project management authority for the project to the Assistant County Executive Officer/EDA 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
6. Authorize the Purchasing Department to execute the consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 100,750	\$ 13,801,494	\$ 13,902,244	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Mental Health Services Act Fund – 100%			Budget Adjustment: No	
			For Fiscal Year: 2016/17-2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Roy's Desert RC, a homeless shelter in North Palm Springs, is currently operated through a service contract by Jewish Family Services of the Desert and was funded by the Coachella Valley Association of Governments (CVAG). The service contract expires June 30, 2017 and CVAG has decided not to renew the contract. Roy's Desert RC currently occupies a space within an industrial park and has two vacant spaces adjacent to the center. On the other side of the two vacant spaces, there is a Riverside University Health Services (RUHS) - Behavioral Health Full Service Partnership Clinic that currently serves Coachella Valley residents with mental illness who have been homeless or are at risk for homelessness.

RUHS - Behavioral Health would need to remodel both vacant spaces and the Roy's Desert RC space to build an Augmented Board and Care Facility which is approximately 37,180 square feet; and expand the nearby clinic by 9,000 square feet. The project will provide approximately

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

50 two-person bedrooms with associated restroom facilities, lounges, an exercise and recreation area; laundry facilities, a commercial kitchen, a dining room; an ancillary facility management and on-site behavior health services.

The remodeled facility will be a licensed residential adult care facility that will serve adults with mental and health illnesses from the ages of 18 to 59. Operations of the facility will be contracted out by RUHS - Behavioral Health. The operation of the building will continue to provide public social services, and no additional direct or indirect physical environmental impacts are anticipated from the remodel. Therefore, EDA recommends the Clerk of the Board file the attached Notice of Exemption for the project.

In order to keep the project moving forward, avoid impacts and meet project schedule commitments, EDA recommends the Board of Supervisors (Board) approve the Roy's Desert RC Remodel project. EDA will return to the Board under separate cover to approve the plans and specifications, authorization to solicit bids and award the construction agreement.

Impact on Residents and Businesses

The project will provide residential mental health services to Coachella Valley residents. The population served by the project are at high risk for hospitalization, incarceration and homelessness. This project will provide a safe environment for residents suffering from mental health issues and divert them from higher cost hospitalization.

Additional Fiscal Information

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

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	828,808
Construction Management	2	635,529
Construction Contract	3	7,395,000
Offsite Construction	4	0
Project Management	5	40,000
Fixtures, Furnishings, Equipment	6	1,054,000
Other Soft Costs / Specialty Consultants	7	1,290,380
Project Contingency	8	1,263,840
Minor Construction/RCIT	9	1,394,687
Preliminary Project Budget		\$ 13,902,244


**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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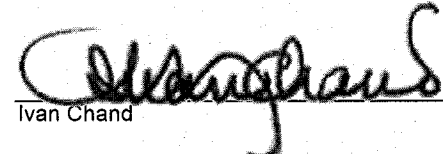
Expenditures for FY 2016/17 are estimated at \$100,750; expenditures for FY 2017/18 are estimated at \$13,801,494. All costs associated with this Board action will be 100% funded by the Mental Health Services Act Fund, therefore no budget adjustment is required at this time.

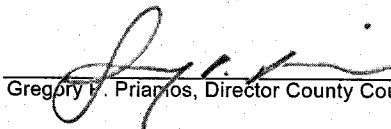
Attachment:

Notice of Exemption

RF:JV:VC:SP:AR:tv FM05410008267 3889 -13549
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& Proj Budget_050217.doc


Rehini Lasika, Principal Management Analyst 4/24/2017


Ivan Chand 4/25/2017


Gregory P. Priamos, Director County Counsel 4/11/2017



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/4/17
Date

kb
Initial

NOTICE OF EXEMPTION

March 29, 2017

Project Name: County of Riverside Department of Mental Health Roy's Desert Resource Center Remodel Project

Project Number: FM08410008267

Project Location: 19531 McLane Street, north of 20th Avenue and Interstate 10, Palm Springs, California; Assessor's Parcel Number (APN): 666-411-011

Description of Project: The County of Riverside owns a building located at 19531 McLane Street located north of Interstate 10 in the City of Palm Springs that contains five suites/spaces. Roy's Desert Resource Center (Roy's), a homeless shelter containing approximately 100 beds, has occupied the western suite within the building and has previously been operated through a service contract by Jewish Family Services of the Desert and funded by the Coachella Valley Association of Governments (CVAG). The two adjacent spaces to the east of Roy's are currently vacant and adjacent to the east of the vacant spaces is a Riverside University Health Services (RUHS) Department of Behavioral Health Full Service Partnership Clinic and on the western end of the building is a RUHS Safe Haven Program. The RUHS Clinic serves Coachella Valley residents with mental illness who have been homeless or are at risk for homelessness and the RUHS Safe Haven Program provides on-site low demand permanent supportive housing for 25 adults and centers uses peer-to-peer outreach and engagement to engage guests in accepting housing to access meals, showers, laundry, and linkage to a wide range of community resources. The service contract for Roy's with Jewish Family Services of the Desert expires June 30, 2017 and CVAG has elected not to renew the contract, so the County-owned building will now have three vacant spaces.

The RUHS Department of Behavioral Health is seeking to remodel Roy's and occupy both vacant spaces to build an Augmented Board and Care Facility and expand the existing RUHS clinic. The Augmented Board and Care Facility will provide approximately 50 two-person bedrooms with associated restroom facilities, and amenities. The amenities will consist of lounges, an exercise and recreation area, laundry facilities, a commercial kitchen, a dining room. The existing RUHS clinic does not currently have enough restrooms or group counseling space to adequately serve the patients and staff. The expansion of the RUHS Clinic will provide additional restrooms, counseling rooms, and office space. An ancillary storage facility consisting of a storage container on top of a concrete pad would also be provided at the rear of the building for facilities management to provide maintenance services to the facility. The existing RUHS Safe Haven Program would not be altered as part of the proposed improvements. The remodeled facility will be a licensed residential adult care facility that will serve adults from ages 18 to 59; disabled with mental health illnesses. The operations of the facility will be contracted out by the RUHS Department of Behavioral Health. The proposed project, under the California Environmental Quality Act (CEQA), includes the remodel of the existing space within the building to provide an expanded RUHS Clinic, an Augmented Board and Care Facility as described above, and an ancillary storage area at the rear of the building. No substantial increase in capacity or expansion of the existing building will occur. The operation of the facility will continue to provide public social services and no additional direct or indirect physical environmental impacts are anticipated.

MAY 02 2017 3.16

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

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Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1 Existing Facilities Exemption; Section 15311, Class 11 Accessory Structures Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15333).

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by 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 a reasonable possibility of having a significant effect on the environment due to unusual circumstances. 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 remodel of the existing County-owned building.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This 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 the remodel of an existing County-owned building. The Project does not require the construction of an addition to an existing building, but rather increases the amount of leased area by RUHS within the existing building. The expansion of the RUHS leased area will not substantially increase or expand the use of the site, as no alterations to the existing building are being considered, and no significant increases in staff or people served by the facility is anticipated. The site is currently developed and does not contain environmentally sensitive areas. The additional space to be occupied by RUHS Department of Behavioral Health is available and has all of the necessary infrastructure in place to accommodate the existing needs of the RUHS-BH. The existing building was designed and planned for occupancy of the suites and the use of the space by RUHS-BH would be consistent with the permitted and planned capacity of the site and would result in the continued use of the site by providing social services and would be in a similar capacity; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15311 – Class 11 Accessory Structures Exemption:** This categorical exemption includes the construction, or placement of minor structures accessory to existing institutional facilities. The addition of a storage container to provide storage area at the rear of the building to store facilities maintenance equipment for the maintenance of the facility would be appurtenant to the building and would be considered a minor structure. Therefore, the storage area is exempt as the Project meets the scope and intent of the Class 11 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 as the proposed project would remodel the existing building with the same purpose and intensity of use.

The remodel of the building will not require any changes to the existing land use and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The building is located within an already developed area that is owned by the County. The site for the remodel of the building has been previously disturbed and is vacant, and would not involve the demolition of any existing buildings or structures. The nearest sensitive receptors to the proposed project site are located more than one mile away. The project site is within an industrial area located within 300 feet of Interstate 10 would not result in any potential noise or visual effects. Construction activity would be limited to primarily interior modifications to the existing and would not require the import or export of soil or a substantial number of truck trips. No additional significant effects to hazards, land use, soil, air and water quality, or biological and cultural resources would occur during construction or operation. The existing utilities and infrastructure at the building would be able to accommodate the remodel and no expansion of infrastructure would be required. No additional parking would be required and the conversion to a care facility would not result in an increase in the planned or existing capacity of the site. The decision not to provide funding for the homeless shelter is beyond the control of the County, and defined as the new baseline condition. Therefore, the associated effects with the displacement of the temporary housing for homeless is outside the scope of the project. The replacement of the vacated homeless shelter with the Augmented Board and Care Facility would help alleviate the loss of the shelter by providing expanding social services for at-risk populations within the County and would result in a net benefit from the baseline environment. The use and operation of the facility would continue to provide social services, will be substantially similar to the previous 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, Economic Development Agency 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: 3/29/17

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Department of Mental Health Roy's Desert Resource Center Remodel Project

Accounting String: 542040-30100-7200800000-FM08410008267

DATE: March 29, 2017

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Anna Rodriguez, Supervising Facilities Project Manager, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: March 29, 2017

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM08410008267**
Department of Mental Health Roy's Desert Resource Center Remodel Project

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file