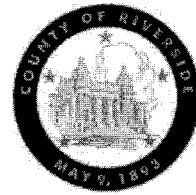


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.21
(ID # 4011)

MEETING DATE:

Tuesday, May 23, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY
HEALTH SYSTEM :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND RIVERSIDE UNIVERSITY
HEALTH SYSTEM : Riverside University Health System Emergency Generator
Replacement Project - California Environmental Quality Act Exempt, Approval of
In-Principle and Project Budget, District 5. [\$723,250 – RUHS Enterprise Fund
40050 - 100%] (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and include the Riverside University Health System (RUHS) Emergency Generator Replacement Project to the Capital Improvement Program (CIP) project list;
2. Find that the RUHS Emergency Generator Replacement Project, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities 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

Robert Field, Assistant County Executive Officer/EDA

5/8/2017

Zareh Sarrafian, Chief Executive Officer - Health System

5/8/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 2017
xc: EDA, RUHS, Recorder

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. Ratify the emergency declaration made by EDA regarding the status of the loss of an emergency generator at Riverside University Health Services Medical Center pursuant to Board Policy B-11 emergency action authority;
4. Ratify the lease of the Emergency Temporary Generator, and the procurement of the new Generator from Johnson Caterpillar to be permanently installed pursuant to Board Policy B-11 emergency authority;
3. Approve a project budget of \$723,250 and authorize the use of RUHS Enterprise Fund 40050, including reimbursement to the Economic Development Agency (EDA) for incurred emergency project expenses;
4. Authorize the Assistant County Executive Officer/EDA to administer all necessary agreements in accordance with applicable Board policies; and
5. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 400,000	\$ 323,250	\$ 723,250	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund 40050 – 100%			Budget Adjustment: No	
			For Fiscal Year: 2016/17–2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On March 1, 2017, the RUHS Medical Center experienced a catastrophic failure on their Generator No. 2, located in Room P0020 within the hospital. On March 2, 2017, RUHS and EDA Maintenance exercised the Emergency Action use of Board Policy B-11 and procured a temporary generator to provide emergency back-up power at the hospital. An inspection of the original generator determined that it was non-repairable; a new generator will need to be purchased and installed per the Office of Statewide Health Planning and Development (OSHPD) requirements.

EDA and RUHS maintenance staff obtained three quotes for emergency generators to replace the failed generator. Johnson Caterpillar submitted the lowest responsible quote to remove the

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

old generator, replace it with a new generator, and will perform the required testing to ensure the new generator meets current OSHPD standards.

In order to keep the project moving forward and avoid drastic impacts on patient care, EDA recommends the Board approve the RUHS Emergency Generator Replacement project to ensure that RUHS remains operational.

The replacement of Generator No. 2 at the RUHS Medical Center would replace an existing non-operational generator. The RUHS Medical Center is an existing County facility that provides public health and medical services and an emergency generator is needed to withstand commercial power failures to continue operations. The replacement of the generator would occur at the same site and in generally the same location as the previous generator, on previously developed land, would not substantially increase or expand the use of the site, and is limited to the continued use of the site for the same purpose and with a similar capacity. No direct or indirect physical environmental impacts are anticipated from the replacement of the generator at the RUHS Medical Center; therefore, EDA recommends the Clerk of the Board file the attached Notice of Exemption for the project.

Impact on Residents and Businesses

Back-up generator power must be continuously available at critical care facilities. Therefore, the RUHS Emergency Generator Replacement project is essential for the hospital to provide care to the citizens within the community.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	8,000
Construction Management	2	0
Construction (OSHPD Upgrades)	3	110,000
Offsite Construction	4	0
Project Management	5	16,000
Fixtures, Furnishings, Equipment (New Generator)	6	150,000
Other Soft Costs / Specialty Consultants	7	43,500
Project Contingency	8	65,750
Minor Construction (Temporary Generator)	9	330,000
Project Budget		\$ 723,250

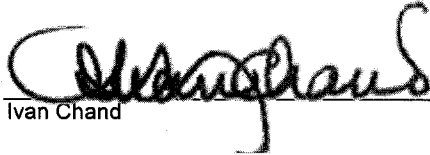
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Expenditures for FY 2016/17 are estimated at \$400,000; expenditures for FY 2017/18 are estimated at \$323,250. All costs associated with this Board action will be 100% funded by RUHS Enterprise Fund 40050; therefore no departmental budget adjustment is required at this time.

Attachment:

Notice of Exemption

RF:JV:VC:SP:CW:NS:mg FM08430008486 4011-13559
S:\Project Management Office\FORM 11'S\FORM 11's in Process\4011 - 13559_D9 - 008486 - RUHS Emerg Generator Rplc Proj - In
Principle, ProjBdgt, & B11_050917.doc



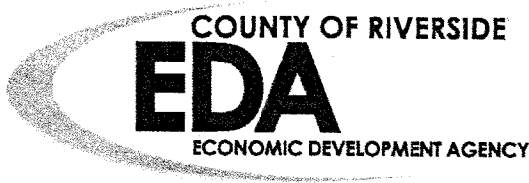
Ivan Chand

5/15/2017



Gregory V. Priamos, Director County Counsel

5/9/2017



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

5/24/17
Date

kb
Initial

NOTICE OF EXEMPTION

April 10, 2017

Project Name: County of Riverside, Riverside University Health System (RUHS) Generator Replacement Project, Moreno Valley

Project Number: FM08430008486

Project Location: : 26520 Cactus Avenue, east of Nason Street, Moreno Valley, County of Riverside, California; Assessor's Parcel Number (APN): 486-280-037

Description of Project: The County of Riverside RUHS Medical Center experienced a catastrophic failure on their Generator No. 2, located in Room F00012 within the hospital on March 1, 2017. The following day, RUHS and EDA Maintenance exercised the Emergency Action use of Board Policy B-11 and procured a temporary generator to provide emergency back-up power at the hospital. An inspection of the original generator determined that it was non-repairable; a new generator will need to be purchased and installed per the Office of Statewide Health Planning and Development requirements. The RUHS Medical Center generator replacement would occur at the same site and in generally the same location as the previous generator, on previously developed land, would not increase or expand the use of the site, and is limited to the continued use of the site for the same purpose and capacity. No direct or indirect physical environmental impacts are anticipated with the generator replacement. The replacement generator will be of similar size and capacity and will meet emissions requirements. The replacement of the generator is identified as the proposed Project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide medical services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

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 California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; Section 15302 Replacement or Reconstruction; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301 and 15302.

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 replacement of the generator at the RUHS Medical Center.

MAY 23 2017 3:21

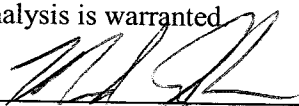
www.rivcoeda.org

- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Housing Authority, Information Technology, Maintenance, Marketing, Economic Development, Edward-Dean Museum, Environmental Planning, Fair & National Date Festival, Foreign Trade, Graffiti Abatement, Parking, Project Management, Purchasing Group, Real Property, Redevelopment Agency, Workforce Development

- **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 replacement of the existing emergency generator with a new generator of the same purpose and substantially similar capacity and would be within the RUHS Medical Center and would be consistent with the existing land use. The project, as proposed, is a replacement of existing equipment to maintain the appropriate level of medical services. 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 15302 (c) –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of an existing emergency generator that provides backup power to run the RUHS Medical Center. The generator is part of an existing facility that provides medical services and the replacement generator would have the same purpose as the existing generator. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, 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 new generator to replace the existing generator at an existing facility will not result in any direct or indirect physical environmental impacts. The replacement generator would not increase the capacity of the site and would be installed to continue the provision of medical services at an existing facility. The use and operation of the generator at the RUHS Medical Center 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, 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: _____

4/10/17

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Riverside University Health System Medical Center Generator Replacement Project, Moreno Valley

Accounting String: 542040-30100-7200800000- FM08430008486

DATE: April 10, 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:  _____

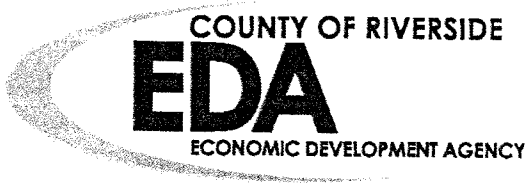
PRESENTED BY: Charles Waltman, Supervising Facilities Project Manager, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: April 10, 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 # FM08430008486**
Riverside University Health System Medical Center Generator Replacement Project, Moreno Valley

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

Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

www.rivcoeda.org

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development