

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



ITEM  
3.20  
(ID # 6076)

**MEETING DATE:**

Tuesday, July 31, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND SHERIFF'S DEPARTMENT :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND SHERIFF'S DEPARTMENT:  
Blythe Jail Exam Room Renovation Project - California Environmental Quality Act  
Exempt, Approval of In-Principle and Preliminary Project Budget, District 4.  
[\$498,938 - Capital Improvement Program Fund 30700 - 100%]

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

1. Approve the Blythe Jail Exam Room Renovation Project for inclusion on the Capital Improvement Program (CIP) project list;
2. Find that the Blythe Jail Exam Room Renovation 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;
3. Approve in-principle the Blythe Jail Exam Room Renovation Project located in Blythe, California, for the construction of additional medical and behavioral health care space;
4. Approve a preliminary project budget in the amount of \$498,938 for the Project;

**ACTION:** Policy, CIP

Robert Field, Assistant County Executive Officer/ECD

7/16/2018

Cheryl Evans, Chief Deputy

7/16/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Perez  
Nays: None  
Absent: Ashley  
Date: July 31, 2018  
xc: EDA, Sheriff, Purchasing

Kecia Harper-Ihem

Clerk of the Board

By:   
Deputy

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

5. Authorize the use of Capital Improvement Program (CIP) Fund 30700, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
6. Delegate 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
7. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per fiscal year, in accordance with applicable Board policies for this project.

<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>	\$ 498,938	\$ 0	\$ 498,938	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Capital Improvement Fund 30700 - 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2018/19	

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

**BACKGROUND:**

**Summary**

The Sheriff's Department (Sheriff) and Riverside University Health System (RUHS) are working collaboratively to improve the medical and behavioral health service care provided to inmates housed within the County of Riverside's correctional facilities. In order to provide this healthcare, additional space will need to be developed within the Blythe Jail facility to support the required medical and behavioral health professionals.

EDA will procure an architect and construction manager to further develop the architectural program, schematic design, rough order of magnitude, and project schedule.

A preliminary budget estimate for the Project has been developed in the amount of \$498,938. EDA recommends the Board approve the preliminary budget to continue moving forward and expedite the completion of the project.

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Pursuant to CEQA, the Blythe Jail Exam Room Renovation Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to interior improvements to the existing medical and behavioral health space at the Blythe jail. The improvements will not alter the overall function of the facility. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely involves minor improvements within the existing Blythe Jail to improve the provision of healthcare and the interior alterations will not significantly expand capacity or increase the intensity of the existing services. No direct or indirect impacts would occur. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

**Impact on Residents and Businesses**

The Project will improve medical and behavioral health treatment for inmates within the facility, therefore reducing the need to transport them to outlying County care facilities.

**Additional Fiscal Information**

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

<b>PROJECT BUDGET LINE ITEMS</b>	<b>CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	44,805
Construction Management	2	0
Construction Contract	3	265,500
Offsite Construction	4	0
Project Management	5	32,400
Fixtures, Furnishings, Equipment	6	30,000
Other Soft Costs/Specialty Consultants	7	61,900
Project Contingency	8	45,358
Minor Construction	9	18,975
<b>Preliminary Project Budget</b>		<b>\$498,938</b>

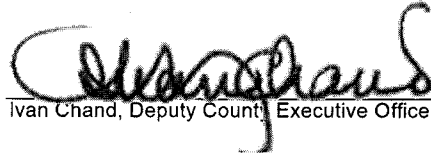
All costs associated with this Board action will be expended in FY 2018/19 and are 100% funded by CIP Fund 30700.

RF:HM:VC:SP:AR:mg                      FM08250008961                      6076-13755  
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 - In-Princ & Prelim ProjBdgt\_073118.doc

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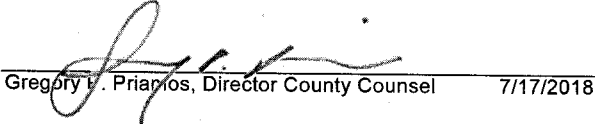
  
Alex Gann

7/24/2018

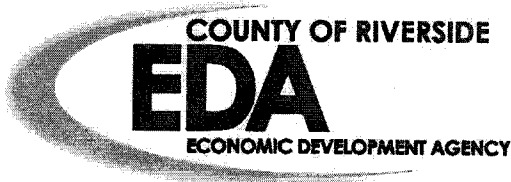


Ivan Chand, Deputy County Executive Officer

7/25/2018

  
Gregory V. Priamos, Director County Counsel

7/17/2018



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

\_\_\_\_\_ Date

\_\_\_\_\_ Initial

*via EDA*

## NOTICE OF EXEMPTION

June 25, 2018

**Project Name:** County of Riverside, Blythe Jail Exam Room Renovation Project, Blythe

**Project Number:** FM08250008961

**Project Location:** 260 North Spring Street, south of Barnard Street, Blythe, California 92225; Assessor's Parcel Number (APN): 845-123-020

**Description of Project:** The Blythe Jail, located at 260 North Spring Street (APN 845-123-020), is an existing County correctional facility providing detention services to the Blythe area. The Sheriff's Department (Sheriff) and Riverside University Health System (RUHS) are working collaboratively to improve the medical and behavioral health service care provided to inmates housed within the County of Riverside's correctional facilities. In order to provide this healthcare, additional space will need to be developed within the Blythe Jail facility to support the required medical and behavioral health professionals. The renovation to the jail to enhance the medical and behavioral health services would occur at the same site and in the same location, on previously developed land, and is limited to the continued use of the site for the same purpose and capacity. The renovations to the exam room facilities is identified as the proposed Project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide correctional services and will not result in a significant expansion of an 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 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

**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 renovation to the exam room facilities at the Blythe jail.

- **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 the enhancement of medical and behavioral health services at an existing facility to ensure an appropriate level of healthcare at the Blythe jail. Only minor interior modifications to the existing Blythe jail is necessary to incorporate the enhanced provision of health care and the facility will have the same purpose and substantially similar capacity, would be within the existing Blythe jail footprint, and would be consistent with the existing land 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 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 enhancements to healthcare at the existing facility will not result in any direct or indirect physical environmental impacts. The renovation includes minor interior modifications to the existing facility and these minor improvements would not substantially increase the capacity of the site and would be installed to provide the appropriate level of medical and behavioral health services at an existing facility. The use and operation of the facility upon completion of the minor interior improvements 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: 6/25/18

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