

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



ITEM
3.27
(ID # 9524)

MEETING DATE:

Tuesday, April 30, 2019

FROM : RUHS-BEHAVIORAL HEALTH:

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Adoption of resolution No. 2019-078 for Authorization and Approval for Funding from California Health Facilities Financing Authority. (District 1) [\$350,000, 100% State]

RECOMMENDED MOTION: That the Board of Supervisors:

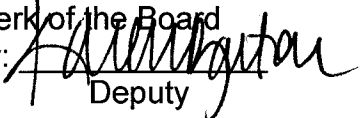
1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption, Section 15332, Class 32 Infill Development Projects Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;
2. Adopt Resolution No. 2019-078 which contains authorization and approval required by the California Health Facilities Financing Authority (CHFFA) for the County of Riverside (County) to proceed with submitting a formal application for funding under the Community Services Infrastructure Grant Program Application;
3. Authorize the Economic Development Agency (EDA) to incur any relevant and necessary costs not-to-exceed \$350,000 required to submit a competitive application to the CHFFA including but not limited to any preliminary design and building assessment costs with reimbursement from RUHS – Behavioral Health.
4. Authorize the Behavioral Health Director, or his designee, to execute any subsequent documents that are required to submit a complete and competitive application to the CHFFA;
5. Delegate project management authority for the project to the Assistant County Executive Officer/ECD 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. Approve in principal the RUHS-Behavioral Health Arlington Recovery Community project located at 10001 County Circle Drive, in Riverside and Authorize the EDA and the Riverside University Health System- to proceed with the proposed project.

ACTION: Policy, CIP

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt
Date: April 30, 2019
xc: Behavioral Health, EDA

Kecia Harper
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$350,000	\$0	\$350,000	\$0
NET COUNTY COST	\$0	\$0	\$0	\$0
SOURCE OF FUNDS: 100% State			Budget Adjustment: No	
			For Fiscal Year: 18/19	

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

On June 27, 2016, Senate Bill 843, Section 52 became a law establishing a competitive grant program to disburse funds for the purpose of creating and expanding community alternatives to incarceration.

In September 2018, the CHFFA released the Community Services Infrastructure Grant Program Application to solicit proposals for a conditional award of \$65,813,000 for allocation amongst eligible counties to fund capital projects with programming that offers mental health, or substance abuse treatment.

RUHS-BH is seeking to utilize the former Van Horn Regional Treatment Facility located at 10001 County Farm Road in Riverside. The facility was built in 1995 and has been vacant for 10 years. Based on population size, Riverside County is eligible to apply for a maximum amount of \$4,000,000 from CHFFA to support the acquisition and renovation of the facilities to provide integrate mental health and substance abuse treatment to the target population.

Pursuant to CEQA, the Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Class 1 Existing Facilities Exemption; Section 15332, Class 32 Infill Projects Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to improvements to an existing County-owned building. The improvements to the facility would not alter the building footprint; it involves a negligible expansion of the former use of the facility; and would continue to provide public services. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely involves improvements to an existing building to provide public services to the County. The project would be consistent with the existing general plan designation and zoning, would be adequately served by existing utilities, and would not create any significant environmental impacts. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

Additional Fiscal Information

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The grant award of \$4,000,000 will be applied to the preliminary project cost of \$21,000,000. Additional capital funding will be provided by the Mental Health Services Act. No additional County funds are required.

Impact on Residents and Businesses

These services are a component of Behavioral Health's system of care aimed at improving the health and safety of consumers and the community.


Lisa D Brandl 4/23/2019

RESOLUTION NO 2019-078

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE FOR
AUTHORIZATON APPLY FOR GRANT

Whereas, The Riverside University Health System-Behavioral Health (RUHS-BH) and the Economic Development Agency (EDA) have established a collaborative team to secure funding to renovate a vacant facility for the purpose of providing integrated mental health and substance abuse treatment services as a means to divert individuals form incarceration;

BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on April 30, 2019, as follows:

1. Find the project as exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption, Section 15332, Class 32 Infill Development Projects Exemption, and Section 15061 (b)(3) "Common Sense" Exemption.
2. Approve and authorize the Behavioral Health Director or his designee to sign the application, and any subsequent documents that are required to submit a complete and competitive application for funding to the California Health Facilities Financing Authority.
3. Authorize and grant RUHS-BH in conjunction with EDA full authority to apply for and secure State funding through the Community Services Infrastructure Grant Program to pursue renovation of the former Van Horn Regional Treatment Facility.
4. Authorize the Assistant County Executive Officer/ECD in accordance with the applicable Board policies, including authority to utilize consultants on the approved pre-qualified list for services in connection with the project, and are within the approved project budget.
5. Approve in principle the RUHS-Behavioral Health Arlington Recovery Community project located at 10001 County Circle Drive in Riverside, and authorize the EDA and RUHS-BH to proceed with the proposed project.

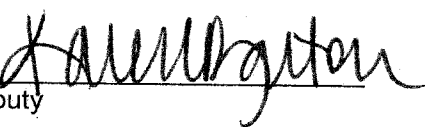
ADOPTED, SIGNED AND APPROVED this 30th day of April, 2019 by the Board of Supervisors of the County of Riverside.

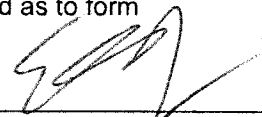
AYES: 4 NOES 0 ABSTENTIONS: 0 ABSENT 1


Chairman of the Board of Supervisors
KEVIN JEFFRIES

ATTEST:
Kecia Harper-~~Herr~~
Clerk of the Board of Supervisors

COUNTY COUNSEL:
Gregory P. Priamos
Approved as to form

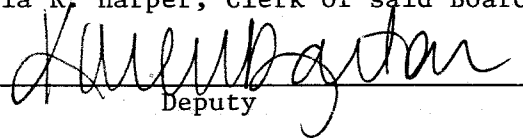
By: 
Deputy

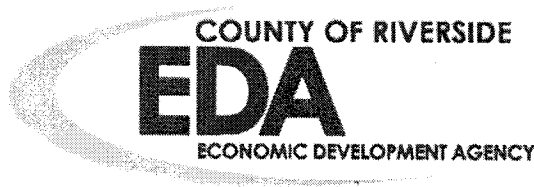
By: 
Deputy County Counsel

ROLL CALL:

Ayes: Jeffries, Spiegel, Washington and Perez
Nays: None
Absent: Hewitt

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board
By: 
Deputy



NOTICE OF EXEMPTION

April 18, 2019

Project Name: County of Riverside, Riverside University Health System Behavioral Health (RUHS-BH) Arlington Recovery Community

Project Number: FM08410009813

Project Location: 10001 County Farm Road, west of Reynolds Road, Assessor's Parcel Number (APN) 145-120-003, Riverside, California, 92503

Description of Project: The County of Riverside (County) (RUHS-BH) is seeking to utilize the former Van Horn Regional Treatment Facility located at 10001 County Farm Road in the City of Riverside, California, APN 145-120-003. The 20,246 square-foot facility was built in 1995 and has been vacant for 10 years. Based on population size, Riverside County is eligible to apply for a maximum amount of \$4,000,000 from the California Health Facilities Financing Authority to support the acquisition and renovation of the facilities to provide integrated mental health and substance abuse treatment to the target population. The grant funds will help finance the renovation for the Arlington Recovery Community, which will meet current building standards and provide RUHS-BH with a facility that will provide integrated Mental Health and Substance Use Disorder residential and outpatient treatment services to Riverside County consumers. The existing buildings that are on the project site no longer meet current building codes and are inadequate for RUHS-BH to provide services for its consumers as they stand. Renovations on the buildings and the property will bring the buildings to current code and standards and the programming for the building would be of the same relative intensity as the former use. One building will be split in three sections to include women's housing, men's housing, and a section for detoxification rooms, which are monitored by medical staff 24 hours a day. The residential portion of the property has the potential to house between 48 to 56 people at a time. The second building on the property will serve as the clinical space, offering exam rooms, group therapy rooms, and a family visitation section. The building will typically house residents for 30 to 45 days depending on medical necessity. The renovation of the existing facility to allow for the operation of the Arlington Recovery Community is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the new structure and provision of medical and mental health services.

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, Class 1 Existing Facilities Exemption; Section 15332, Class 32 Infill, Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301 and 15332.

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

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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 provision of integrate mental health and substance abuse treatment at the existing County building.

- Section 15301 (e)(2) –Existing Facilities: This Class I 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, involves modification within the existing County-owned building. While the existing building has been vacant for 10 years, the site's former use is a more appropriate baseline. The facility was designed and operated to provide medical and mental health services to residents of the County. In 2008, there was a significant downturn in the economy in 2008 and County revenues and operations were greatly affected, and there was no longer sufficient funding to operate and maintain the facility and programs were consolidated and trimmed to remain within the available budget. The RUHS has also undergone significant reorganization to address budgetary constraints. The overhaul to the RUHS has allowed the department to operate more efficiently; the provision of grant money to fund the improvements to the facility; and the budget now existing to operate and maintain the facility so that the previous building can now be used and operated as it was designed and be within the existing budget. The proposed improvements would be interior and no change to the physical footprint of the facility would occur. The reprogrammed Arlington Recovery Community could result in an increase in inpatient occupancy by providing additional beds within two wings at the back of the facility (approximately one additional person for 24 rooms); however, the increase in capacity would be negligible, these rooms are for longer-term occupancy (30 to 45 days) and the impact to daily activity which could result in physical effects on the environment would be minimal, especially when added to the existing staff and outpatient treatment services which would remain the same. Therefore, the overall increase in capacity of the building would be negligible. 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 15332 –Infill Development: This Class 32 categorical exemption includes projects that are characterized as infill development and are consistent with conditions (a) through (e) as analyzed below. Under (a) the project must be consistent with the General Plan designation, General Plan policies, and applicable zoning designations and regulations. The project is located on a County-owned site that is zoned for public facilities and would provide public services which would be consistent with County General Plan land use designations and policies. No land use inconsistencies would result as a result of the project implementation. Under (b), the project must be within City limits on a site no larger than five acres. The project site consists of existing buildings, parking and access, which total approximately 1.5 acres and would fall below the 5-acre threshold. . Under (c), the project site cannot contain value as habitat for endangered, rare, or threatened species. The project site is fully developed and is limited to ornamental landscaping which is not habitat for endangered, rare, or threatened species. Under (d), the approval of the project must not result in significant effects to traffic, noise, air quality, or water quality. The construction of the project would result in primarily interior modifications that would be temporary and be consistent with the minor modifications where the effects determined to be exempt under Section 15301. The operation of the project would result in the provision of residential and outpatient treatment services. The negligible increase in capacity would be attributable to additional beds (up to 24 additional people) for inpatient services who would stay for a period of 30 to 45 days. This increase in long term residents would have no significant effect on daily trip rates which could affect transportation, and air quality emissions and noise associated with vehicular travel. As the provision of services would be provided indoors, no other noise effects are anticipated to occur and the negligible increase in long-term occupants would not generate any additional significant air quality and water quality effects. Under (e), the site needs to be adequately served by all required public utilities and public services. The project has all of the necessary infrastructure needed to operate as the facility previously operated with the same utilities and services that would be required to operate as proposed. As described above the project qualifies as infill development as it is the redevelopment of an existing facility to provide the same type of public services to County residents. The project meets all of the conditions (a) through (e) and is, therefore, exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15332, 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 Arlington Recovery Community to provide mental health and medical services will not result in any direct or indirect physical environmental impacts. The provision of mental health and substance abuse treatment services would not alter the function or use of the site or have any external physical effects. The site of the existing facility is located within an already developed area, is surrounded on all sides by existing County facilities, on a site that is secured and owned by the County. The improvements to the existing building would not involve the demolition of the buildings or change to the physical footprint of development. The utilities and infrastructure at the existing facility would be able to accommodate the Arlington Recovery Community and building modifications would be conducted to meet current code and standards, as well as to make the space functional for the provision of medical and mental health services. The use and operation of the mental health and medical services provided at the Arlington Recovery Community will be substantially similar to the former use and surrounding uses 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:** _____

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