

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



**ITEM: 3.7  
(ID # 14569)**

**MEETING DATE:**  
Tuesday, March 30, 2021

**FROM:** FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center Coronavirus Disease 2019 Courtyard Fencing and Access Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 5. [\$280,755 - RUHS Enterprise Fund 40050 - 100%]

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

1. Approve the Riverside University Health System Medical Center Coronavirus Disease 2019 Courtyard Fencing and Access (RUHS-MC COVID-19 Courtyard Fencing & Access) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption, and Section 15061 (B)(3) "Common Sense" Exemption;
3. Approve in-principle the RUHS-MC COVID-19 Courtyard Fencing & Access Project located in Moreno Valley, California; for the installation of security fencing and gates at the two courtyard entrances to prevent visitors from entering the facility through these entrances to help reduce the risk of exposure to the Coronavirus;

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**ACTION: Policy, CIP**

  
Rose Salgado, Director of Facilities Management 3/16/2021   
Jennifer Cruikshank, Interim Executive Officer - Health System 3/18/2021

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Spiegel, Washington, Perez, and Hewitt  
**Nays:** None  
**Absent:** None  
**Date:** March 30, 2021  
**xc:** FM, RUHS, Purchasing

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

4. Approve a preliminary project budget in the not to exceed amount of \$280,755 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 in the not to exceed amount of \$280,755 for the emergency work, including reimbursement to Facilities Management (FM) for incurred emergency project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management 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 Agent to execute pre-qualified consultant service agreements not to exceed \$100,000 per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for this Project, and the sum of all project contracts shall not exceed \$280,755.

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<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>	\$ 270,755	\$ 10,000	\$ 280,755	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> RUHS Enterprise Fund 40050 -100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2020/21 – 2021/22	

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

**BACKGROUND:**

**Summary**

On January 1, 2021, RUHS Medical Center requested a project for construction of the RUHS-MC COVID-19 Courtyard Fencing & Access Project to restrict the public from entering through the two courtyards to help reduce exposure to the Coronavirus.

Restricting entrance to the hospital through these courtyards to staff and authorized personnel only, will help RUHS Medical Center meet State requirements for social distancing and screening. The Project will help reduce the risk of unnecessary exposure of the virus, as well as control the flow of visitors to the facility during the pandemic by directing all visitor traffic to the Nason Street entrance, where they will be screened and the number of visitors to the facility can be monitored

FM recommends the Board approve the RUHS-MC COVID-19 Courtyard Fencing & Access Project and the preliminary project budget in the not to exceed amount of \$280,755 to meet project schedule commitments. Facilities Management intends to use the best cost-effective project delivery method to expedite the completion of the project.

Pursuant to CEQA, the RUHS-MC COVID-19 Courtyard Fencing and Access 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 minor alterations to the exterior RUHS-MC. 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 alterations to an existing facility to provide safer circulation and movement of patients and staff within the facility to allow for better use and functioning of the property. A Notice of Exemption will be filed by Facilities Management staff with the County Clerk within five days of Board approval.

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**Impact on Residents and Businesses**

Construction of the RUHS-MC COVID-19 Courtyard Fencing & Access Project will help to ensure the health and safety of hospital staff, patients, and visitors through monitoring and control of traffic to and from the facility.

**Additional Fiscal Information**

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

PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	15,100
Construction Management	2	0
Construction Contract	3	146,000
Offsite Construction	4	0
Project Management	5	18,780
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	10,352
Project Contingency	8	25,523
Minor Construction	9	65,000
<b>Preliminary Project Budget</b>		<b>\$280,755</b>

All costs associated with this Board action are 100% funded through RUHS Enterprise Fund 40050. Expenditures for FY 2020/21 are estimated at \$270,755 and expenditures for FY 2021/22 are estimated at \$10,000.

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Tina Grande, Director of Purchasing                      3/11/2021

  
Steven Atkeson                      3/21/2021

  
Gregory V. Priamos, Director County Counsel                      3/18/2021

**Riverside County**  
**Facilities Management**  
 3133 Mission Inn Avenue, Riverside, CA 92507

COPY  
 sent to FM to file

## NOTICE OF EXEMPTION

February 17, 2021

**Project Name:** Riverside University Health System Medical Center (RUHS-MC) Coronavirus 2019 (COVID-19) Courtyard Fencing and Access Project

**Project Number:** FM08430010608

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

**Description of Project:** On January 1, 2021 RUHS-MC requested a project for consideration in declaring an emergency for construction of the RUHS-MC COVID-19 Courtyard Fencing and Access Project.

FM recommends the Board approve the project budget in the not to exceed amount of \$280,755 and to authorize the emergency work so that FM can complete the project documentation and ensure that the Project retains operational safety.

Restricting entrance to the hospital through these courtyards to staff and authorized personnel only, will help RUHS-MC meet state requirements for social distancing and screening, reduce the risk of unnecessary exposure of the virus, as well as control the flow of visitors to the facility during the pandemic, by directing all visitor traffic to the Cactus Avenue entrance where they can be screened and the number of visitors to the facility can be monitored. The completion of exterior circulation improvements within the RUHS-MC is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County Facilities Management

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; 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 implementation of improvements at the RUHS MC.

- **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 limited to the completion of circulation improvements within the RUHS-MC to meet state requirements for social distancing and screening, reduce the risk of unnecessary exposure of the virus, as well as control the flow of visitors to the facility during the pandemic. The improvements would direct visitor traffic to the Cactus Avenue entrance for screening and monitoring. The use of the facilities would continue to provide public services and would not result in a significant increase in capacity or intensity of 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 completion of improvements at the RUHS-MC will not result in any direct or indirect physical environmental impacts. The improvements would occur within existing facility, would not alter the footprint and is being completed to meet state requirements for social distancing and screening, reduce the risk of unnecessary exposure of the virus, as well as control the flow of visitors to the facility during the pandemic. The use of the facility for public health services would remain unchanged. 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, Facilities Management 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: 2-17-21

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management