

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



**ITEM: 3.15
(ID # 14706)**

MEETING DATE:
Tuesday, April 27, 2021

FROM: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH:

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - BEHAVIORAL HEALTH: Riverside University Health System – Behavioral Health Rustin Peer Resource Center Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$290,653 - State Funds-100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System – Behavioral Health Rustin Peer Resource Center (RUHS-BH Rustin Resource Center) 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 Class 1 Existing Facilities Exemption, and Section 15061 (b)(3) “Common Sense” Exemption;

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ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 3/31/2021


Matthew Chang, Director 4/15/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington 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: April 27, 2021
xc: FM, RUHS-BH, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the RUHS-BH Rustin Resource Center Project located at 2085 Rustin Avenue in Riverside, California; to convert the existing café into a peer resource center;
4. Approve the preliminary project budget in the not to exceed amount of \$290,653 for the Project;
5. Authorize use of State Funds in the not to exceed amount of \$290,653 for the Project, including reimbursement to Facilities Management (FM) for incurred 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 the Project, and the sum of all project contracts shall not exceed \$290,653.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 220,000	\$ 70,653	\$ 290,653	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: State Funds - 100%			Budget Adjustment: No	
			For Fiscal Year: 2020/21 – 2021/22	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The RUHS Behavioral Health facility located at 2085 Rustin Avenue in Riverside, California, has a café that is not being used to its fullest extent. It is the intent of the County of Riverside (County) to convert the café into a new Peer Resource Center that would bring previously contracted peer resource services in-house reducing costs by \$1.6 million dollars over a 3-year period. The Peer Resource Center will serve community members who experience behavioral health and/or substance use challenges but may not meet criteria for County public behavioral health treatment services.

Funded by the Mental Health Services Act (MHSA), the center is peer-run and will provide drop-in services to the community to enhance life and living skills for people who experience difficulty sustaining community integration. Peer Support Specialists will provide assistance and support to adults looking to improve their whole health wellness. The center will focus on community outreach, engagement, education, supportive resource services and opportunities for socialization. Pre-employment training to certify Peer Support Specialists will also be provided at this site. The scope of work for this project includes, but is not limited to, construction of a new hard walled office, installation of a reception desk and eight cubicles, and installation of exterior signage.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-BH Rustin Resource Center Project and the preliminary project budget in the not to exceed amount of \$290,653. FM intends to use the best cost-effective project delivery method to expedite the completion of the project.

With certainty, there is no possibility that the RUHS-BH Rustin Resource Center Project may have a significant effect on the environment. The Project, as proposed, includes the redevelopment of office space within the existing building to a Peer Resource Center.

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BACKGROUND:

Summary (Continued)

The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the RUHS-BH Rustin Resource Center Project is exempt under CEQA as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3) and Class 1 Categorical Exemption identified in Section 15301. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The RUHS-BH Rustin Resource Center Project will improve the environment for staff and enable them to better serve the program clientele. There will be no impact on local residents or businesses.

Additional Fiscal Information

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

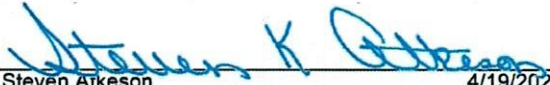
PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	15,900
Construction Management	2	0
Construction Contracts	3	220,430
Offsite Construction	4	0
Project Management	5	23,900
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	4,000
Project Contingency	8	26,423
Minor Construction	9	0
Preliminary Project Budget		\$ 290,653

All costs associated with this Board action will be 100% funded through State Funds. Expenditures for FY 2020/21 are estimated at \$220,000; and expenditures for FY 2021/22 are estimated at \$70,653.

RS:VC:SP:JA:DL;mg FM08410010951 MT #14706
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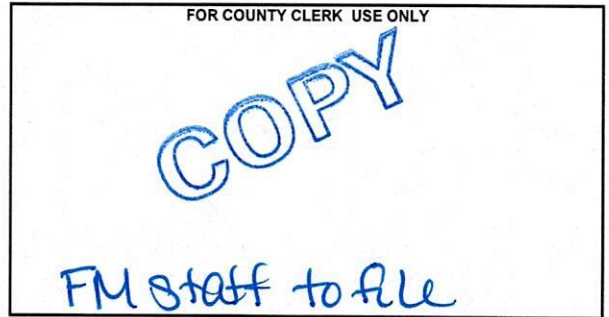
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Suzanna Hickey, Assistant Director of Purchasing and Fleet Service 3/28/2021


Steven Atkeson 4/19/2021


Gregory V. Priarios, Director County Counsel 4/15/2021

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



NOTICE OF EXEMPTION

March 12, 2021

Project Name: Riverside University Health System Behavioral Health (RUHS-BH) Rustin Peer Resource Center Project

Project Number: FM08410010951

Project Location: 2085 Rustin Avenue, north of Spruce Street, Riverside California; 92507 Assessor's Parcel Number (APN): 249-140-032

Description of Project: The RUHS Behavioral Health facility located at 2085 Rustin Avenue in Riverside has a café that is not being used to its fullest extent. It is the intent of the County of Riverside (County) to convert the café into a new Peer Resource center that would bring in-house previously contracted services for peer resource centers, reducing costs upwards of 1.6 million dollars over a 3-year period. The Peer Resource Center serves community members who experience behavioral health and/or substance use challenges but may not meet criteria for County public behavioral health services.

Funded by the Mental Health Services Act (MHSA), the center is peer-run and provides drop-in services to the community to enhance life and living skills for people who experience difficulty sustaining community integration. Peer Support Specialists will provide assistance and support to adults looking to improve their whole health wellness. The center will focus on community outreach, engagement, education, supportive resource services and opportunities for socialization. Pre-employment training to certify Peer Support Specialists will also be provided at this site. The scope of work for the includes but is not limited to the conversion of the café to a new hard walled office, installation of a reception desk and eight cubicles, and installation of exterior signage. The redevelopment of the office space within the existing building 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; and 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 redevelopment of space within the RUHS-BH facility.

- 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 interior modifications within the existing RUHS-BH building. The improvements include redevelopment into a hard-walled office, installation of a reception desk and eight cubicles, and installation of exterior signage. The use of the facility 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 improvements to the RIHS-BH facility would enhance the provision of public services by enhancing life and living skills for people who experience difficulty sustaining community integration. The conversion of existing office space into the Peer Resource Center will not result in any direct or indirect physical environmental impacts. The tenant improvements would occur within an existing building, would not alter the footprint and are being completed to create a better functioning facility consistent with the needs of a RUHS-BH. The use of the facility 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: 3-12-2021

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