

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



ITEM: 3.13  
(ID # 14929)

**MEETING DATE:**  
Tuesday, May 25, 2021

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

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Inpatient Treatment Facility - Emergency Treatment Services Triage Intake Area Tenant Improvements Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$143,810 – RUHS Enterprise Fund 40050 - 100%]

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

1. Approve the Riverside University Health System Inpatient Treatment Facility – Emergency Treatment Services Triage Intake Area Tenant Improvements (RUHS-ITF ETS Triage Intake T.I.) 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;
3. Approve in-principle, the RUHS-ITF ETS Triage Intake T.I. Project located at 9990 County Farm Road in Riverside, California; to reconfigure the existing lobby area to enhance the safety of staff members and patients;

Continued on Page 2

**ACTION: CIP, Policy**

  
Rose Salgado, Director of Facilities Management 5/3/2021

  
Jennifer Cruikshank, Chief Executive Officer – Health System 5/3/2021

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Hewitt 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: May 25, 2021  
xc: FM, RUHS, Purchasing

Kecia R. Harper  
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:

4. Approve the preliminary project budget in the amount not to exceed of \$143,810 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 not to exceed \$143,810, 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 this project, and the sum of all project contracts shall not exceed \$143,810.

Continued on Page 3

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

<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>	\$ 92,748	\$ 51,062	\$ 143,810	\$ 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**

The RUHS-ITF Emergency Treatment Services Triage Intake area is used by Triage Nurses to screen patients and collect patient information. The current intake workstations do not properly provide safe exit pathways for emergency situations. Based on past safety concern incidents and current Coronavirus Disease 2019 (COVID-19) regulations, the triage intake workstations and interview rooms require reconfiguration to ensure the safety of staff members and patients; as well as to provide safe exit pathways that improve traffic flow. The scope of work for the Project includes but is not limited to: installation of new casework, flooring, and installation of COVID-19 protective barriers.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-ITF ETS Triage Intake T.I. Project and the preliminary project budget in the not to exceed amount of \$143,810. FM will procure the most cost-effective project delivery method and award in accordance with applicable Board policies.

Pursuant to CEQA, the RUHS-ITF ETS Triage Intake T.I. Project was reviewed and determined to be categorically exempt under CEQA Guidelines Section 15301 Class 1 Existing Facilities Exemption, and Section 15601 (b)(3), General Rule or "Common Sense" Exemption. The Project will include interior renovations to the existing building systems and fixtures, including triage intake workstations, casework, and interview rooms; flooring, and would not result in an expansion or change in use. The improvements to the facility would not alter the function of the facility; would not increase the capacity of the site; and would provide enhanced medical and behavioral health services, consistent with the existing use of the site. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely entails the improvements to the existing space within an existing building. 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**

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

(Commences on Page 4)

**Impact on Residents and Businesses**

The RUHS-ITF ETS Triage Intake T.I. Project will enhance staff and patient safety by reconfiguring the lobby area to better provide services.

**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	34,830
Construction Management	2	0
Construction Contract	3	71,800
Offsite Construction	4	0
Project Management	5	9,920
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	14,186
Project Contingency	8	13,074
Minor Construction	9	0
<b>Preliminary Project Budget</b>		<b>\$143,810</b>

All costs associated with this Board action will be 100% funded by RUHS Enterprise Fund 40050. Expenditures for FY 2020/21 are estimated at \$92,748 and expenditures for FY 2021/22 are estimated at \$51,062.

RS:SP:JA:DL:SC;mg      FM05430010839      MT #14929  
G:\Project Management Office\FORM 11'S\Form 11's\_In Process\14929\_D6 - 010839 - RUHS ITF Emerg Treatmnt Svcs Triage Intake T.I. Proj - Approval of In-Princ & Prelim ProjBdgt\_052521.doc

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

  
Tina Grande, Director of Purchasing and Fleet Services 4/30/2021

  
Steven Atkeson 5/17/2021

  
Gregory V. Priamos, Director County Counsel 5/6/2021

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

**COPY**  
to be filed by FM

### NOTICE OF EXEMPTION

April 5, 2021

**Project Name:** Riverside University Health System Inpatient Treatment Facility, Emergency Treatment Services Lobby Area Tenant Improvements Project

**Project Number:** FM05430010839

**Project Locations:** 9990 County Farm Road, west of Harrison Street, Riverside, Assessor's Parcel Number (APN): 145-120-003

**Description of Project:** The lobby area of the Emergency Treatment Services (ETS) at the Riverside University Health System Inpatient Treatment Facility (RUHS-ITF) is used to screen patients and collect information. The triage intake workstations and interview rooms require reconfiguration to ensure the safety of staff members from patients as well as provide safe exit pathways that improve traffic flow. The scope of the project includes new casework, flooring, and protective COVID-19 screening. The completion of tenant improvements within the ETS Lobby area at the RUHS ITF 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 tenant improvements at the RUHS ITF.

MAY 25 2021 3.13

- **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 tenant improvements at the RUHS ITF. 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 tenant improvements at the RUHS ITF 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 create a compliant and safe health facility for staff members and patients. 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: 4-5-2021

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