

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



ITEM: 3.16

(ID # 15155)

MEETING DATE:

Tuesday, June 08, 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
Desert Sage Flooring Replacement Project - California Environmental Quality Act Exempt,
Approval of In-Principle and Preliminary Project Budget, District 4. [Total Cost \$168,951 - State
Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System – Behavioral Health Desert Sage
Flooring Replacement (RUHS-BH Desert Sage Flooring) Project for inclusion in the
Capital Improvement Program (CIP);
2. Find that the RUHS-BH Desert Sage Flooring 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 5/10/2021


Matthew Chang, Director 5/19/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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: June 8, 2021
xc: FM, RUHS-BH, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle, the RUHS-BH Desert Sage Flooring Project located at 82-485 Miles Avenue in Indio, California; to replace the flooring throughout the facility;
4. Approve a preliminary project budget in the not to exceed amount of \$168,951 for the Project;
5. Authorize the use of State Funds 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 that 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 \$168,951.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 42,238	\$ 126,713	\$ 168,951	\$ 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:

BACKGROUND:

Summary

The RUHS Behavioral Health Desert Sage facility located at 82-485 Miles Avenue in Indio, California, is a 24/7 residential facility serving low income behavioral health residents. Desert Sage is a licensed augmented board and care facility for adults aged 18-59, with primarily behavioral health challenges. Residents receive their behavioral health and case management services on-site through their clinic's outreach. Originally constructed in 1950, the facility has gone through various remodels and improvements; at the moment the flooring is worn, cracked and warped in some locations and is in need of replacement. The scope of work includes but is not limited to: removal and replacement of existing shower and restroom tile flooring, removal of warped or cracked flooring throughout the facility, and the industrial cleaning and resurfacing of the kitchen's flooring.

Facilities Management recommends the Board of Supervisors (Board) approve the RUHS-BH Desert Sage Flooring Project and the preliminary project budget in the not to exceed amount of \$168,951 to complete the project. FM intends to use the best cost-effective project delivery method to expedite the completion of the project.

Pursuant to CEQA, the RUHS-BH Desert Sage Flooring Project was reviewed and determined to be categorically exempt under State CEQA Guidelines, Sections 15301, Class 1 Existing Facilities Exemption, and Section 15061 (b)(3) "Common Sense Exemption. With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, includes the demolition and installation of a new flooring within the existing residential facility. 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. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

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Impact on Residents and Businesses

The RUHS-BH Desert Sage Flooring Project will be completed during specific hours to avoid disruption of everyday work for employees and to prevent instability of patients. Therefore, the Project has no impact to residents nor 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	0
Construction Management	2	0
Construction Contracts	3	136,992
Offsite Construction	4	0
Project Management	5	6,500
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	9,500
Project Contingency	8	15,359
Minor Construction	9	600
Preliminary Project Budget		\$168,951

All costs associated with this Board action will be 100% funded with State Funds. Expenditures for FY 2020/21 are estimated at \$42,238; and expenditures for FY 2021/22 are estimated at \$126,713.

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Suzanna Heckley, Assistant Director of Purchasing and Fleet Service

5/8/2021



Meghan Hahn, Administrative Analyst

5/28/2021



Gregory L. Priamos, Director County Counsel

5/20/2021

**Riverside County
Facilities Management**

3133 Mission Inn Avenue, Riverside, CA 92507

FOR COUNTY CLERK USE ONLY

COPY
to be filed by FM

NOTICE OF EXEMPTION

April 28, 2021

Project Name: Riverside University Health System Behavioral Health (RUHS-BH) Desert Sage Flooring Replacement

Project Number: FM05410011249

Project Location: 82-485 Miles Avenue, west of Arabia Street, Indio, Assessor's Parcel Number (APN): 611-102-021

Description of Project: The RUHS BH Desert Sage facility located at 82-485 Miles Avenue in Indio, California, is a 24/7 residential facility serving low income mental health residents. Desert Sage is a licensed augmented board and care facility for adults aged 18-59, with primarily mental health challenges. Residents receive their mental health and case management services on-site through their clinic's outreach. Constructed in 1993, the flooring is worn and is need of replacement. The scope of work for the project includes demolition and replacement of the existing flooring. The replacement of the flooring at the RUHS BH Desert Sage 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.

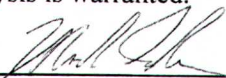
Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA 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 replacement of flooring at the RUHS BH Desert Sage.

- **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 replacement of flooring at the RUHS BH Desert Sage. 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.

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- **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 replacement of flooring at the RUHS BH Desert Sage 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. 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: 4-28-2021

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