

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



ITEM: 3.20  
(ID # 17494)

**MEETING DATE:**

Tuesday, December 07, 2021

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


**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Arlington Campus Inpatient Treatment Facility Exterior Concrete Walkways Project – California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$243,742 - 100% RUHS Enterprise Fund 40050]


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

1. Approve the Riverside University Health System Arlington Campus Inpatient Treatment Facility Exterior Concrete Walkways (RUHS-ITF Walkways) 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, Section 15303, Class 3 New Construction or Conversion of Small Structures; and Section 15061 (b)(3) "Common Sense" Exemption;

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**ACTION:Policy, CIP**

  
Rose Salgado, Director of Facilities Management 11/5/2021

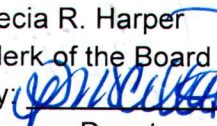
  
Jennifer Cruikshank, Chief Executive Officer - Health System 11/12/2021

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**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: December 7, 2021  
xc: FM, RUHS

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-ITF Walkways Project located at 9990 County Farm Road in Riverside, California; to construct exterior concrete walkways at Wards A-D to meet American Disabilities Act (ADA), Department of Health Care Access and Information (HCAI) formerly known as the Office of Statewide Health Planning and Development (OSHPD), and the Joint Commission requirements;
4. Approve a preliminary project budget in the not to exceed amount of \$243,742 for the Project;
5. Authorize the use of RUHS Enterprise Fund 40050 not to exceed \$243,742, 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 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 \$243,742.

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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>	\$ 243,742	\$ 0	\$ 243,742	\$ 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> 2021/22	

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

**BACKGROUND:**

**Summary**

In preparation for regulatory and licensure compliance assessments, a trial survey was conducted at the RUHS Arlington Campus In-Patient Treatment Facility located at 9990 County Farm Road in Riverside, California. During the survey, it was noted exit discharge areas should be paved to the area of refuge. Subsequently, exit discharge paths were identified and the following recommended scope of work was developed: new construction of concrete walkways from units A through D and exercise areas to the public way, two wheelchair ramps, guardrails, re-alignment of irrigation lines, retaining wall structures as required and reseeding of disturbed lawn areas. All work will be done in compliance with ADA, Department of Health Care Access and Information (HCAI) and Joint Commission requirements.

Facilities Management recommends the Board approve the RUHS-ITF Walkways Project and the preliminary project budget in the not to exceed amount of \$243,742. 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-ITF Walkways Project may have a significant effect on the environment. The Project, as proposed, is limited to the construction of concrete walkways at the ITF facility, which is an accessory structure. 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-ITF Walkways Project is exempt as the project meets the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3), Class 1 Existing Facilities I Exemption identified in Section 15301, and Class 3 New Construction or Conversion of Small Structures Exemption identified in Section 15303. 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**

Commences on Page 4

**Impact on Residents and Businesses**

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The RUHS-ITF Walkways Project will ensure the continuous use of the facility and ensure compliance with ADA, HCAI, and Joint Commission guidelines. There will be no impact to residents and local businesses.

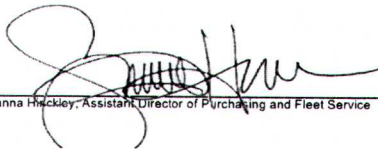
**Additional Fiscal Information**

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

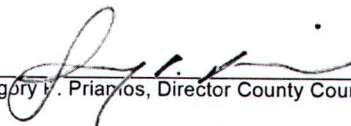
<b>PROJECT BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
DESIGN PROFESSIONAL OF RECORD	32,445
SPECIALTY CONSULTANTS	8,100
REGULATORY PERMITTING	2,309
CONSTRUCTION	156,284
COUNTY ADMINISTRATION	22,446
PROJECT CONTINGENCY	22,158
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 243,742</b>

All costs associated with this Board action will be 100% funded by RUHS Enterprise Fund 40050 and will be expended in FY 2021/22.

RS:SP:JA:SC:TV:to                      FM08430011335                      MT Item #17494  
G:\Project Management Office\FORM 11'S\Form 11's\_In Process\17494\_D4 - 011335 - RUHS ITF Walkways Project - In-Princ &  
Proj Budget\_120721.doc

  
Suzanna Hackley, Assistant Director of Purchasing and Fleet Service                      11/3/2021

  
Meghan Hahn, Senior Management Analyst                      11/24/2021

  
Gregory V. Priamos, Director County Counsel                      11/17/2021

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to be filed by FM staff

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

## NOTICE OF EXEMPTION

October 20, 2021

**Project Name:** Riverside University Health System Arlington Campus Inpatient Treatment Facility (RUHS ITF) Concrete Walkways Project

**Project Number:** FM08430011335

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

**Description of Project:** RUHS requested an assessment of the exterior concrete walkways at the RUHS ITF, located at 9990 County Farm Road in Riverside, California. Facilities Management conducted the assessment and developed recommendations for improvements to meet current code requirements and Joint Commission parameters. The assessment included exterior concrete walkways at exit discharge areas out of Units A-D to the public way and to exercise areas.

The scope of work for the Project includes, but is not limited to, new construction of concrete walkways at exit discharge areas out of Units A-D to the public way and to exercise areas, two wheelchair ramps, guardrails, re-alignment of irrigation lines, and area reseeding in compliance with ADA and Joint Commission requirements. The installation of the concrete walkways and associated equipment 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 installation of the concrete walkways and associated equipment at the RUHS ITF.

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- **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 installation of the concrete walkways and associated equipment to meet accessibility code and pedestrian circulation. 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 installation of the concrete walkways and associated equipment will not result in any direct or indirect physical environmental impacts. The improvements would occur at an existing facility, would not alter the building 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: 10-20-2021

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