

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



**ITEM: 3.18
(ID # 22431)**

MEETING DATE:
Tuesday, October 31, 2023

FROM : FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM :

SUBJECT: FACILITIES MANAGEMENT AND RIVERSIDE UNIVERSITY HEALTH SYSTEM:
Riverside University Health System - Community Health Centers - Indio Neighborhood Health Clinic Storage Room Remodel Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Sections 15301 and 15061 (b)(3), Approval of In-Principle and Preliminary Project Budget; District 4. [\$1,419,704 - 100% Community Health Centers Enterprise Fund 40090]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System - Community Health Centers – Indio Neighborhood Health Clinic Storage Room Remodel (RUHS-CHC Indio NHC Storage Room Remodel) 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 Sections 15301, Class 1 - Existing Facilities Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;

Continued on Page 2

ACTION:Policy, CIP

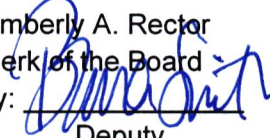

Jennifer Crulkshank, Executive Officer - Health System 10/5/2023


Rose Salgado, Director of Facilities Management 10/6/2023

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: October 31, 2023
xc: FM, RUHS-CHC

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the RUHS-CHC Indio NHC Storage Room Remodel Project, located at 47-923 Oasis Street in Indio, California; for the remodel of the storage room to create exam rooms, staff workstations and support spaces;
4. Approve a preliminary project budget in the not to exceed amount of \$1,419,704 for the Project;
5. Authorize the use of Community Health Centers Enterprise Fund 40090 in the not to exceed amount of \$1,419,704, 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, or her designee, 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 \$1,419,704.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 1,100,000	\$ 319,704	\$ 1,419,704	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% Community Health Centers Enterprise Fund 40090			Budget Adjustment: No	
			For Fiscal Year: 23/24-24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Neighborhood Health Clinic is located at 47-923 Oasis Street in Indio, California 92201. Currently, the facility does not have adequate exam rooms and workspaces for service providers and residency programs. By creating more exam rooms and workspaces, the clinic will be able to serve members of the community more efficiently and timely as well as expanding the access of care. The scope of work for the Project includes but is not limited to: conversion of an existing storage room into eight (8) exam rooms, twelve (12) staff workstations, a negative pressure room, medication room, restrooms, supply storage area; and redesign of the existing parking to meet Americans with Disabilities Act (ADA) requirements.

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Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-CHC Indio NHC Storage Room Remodel Project and the preliminary project budget in the not to exceed amount of \$1,419,704. FM will procure the most cost-effective project delivery method and award in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the RUHS-CHC Indio NHC Storage Room Remodel Project may have a significant effect on the environment. The Project, as proposed, is limited to the interior remodel of the existing storage room into exam rooms, staff workstations, and support spaces. The use of the facility would continue to provide public services and would not increase the building footprint and would not result in a significant increase in capacity or intensity of use. Therefore, the RUHS-CHC Indio NHC Storage Room Remodel Project is exempt as the project meets the scope and intent of the "Common Sense" Exemption identified in Section 15061 (b)(3), and Class 1 - Existing Facilities 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. No exceptions to the use of a categorical exemption are applicable.

Impact on Residents and Businesses

The RUHS-CHC Indio NHC Storage Room Remodel Project will create exam rooms, staff workstations, and support spaces to better position the Indio Neighborhood Care Clinic to provide improved health services to the residents and community.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	85,640
SPECIALTY CONSULTANTS	47,500
REGULATORY PERMITTING	9,000
CONSTRUCTION	1,081,500
COUNTY ADMINISTRATION	67,000
PROJECT CONTINGENCY	129,064
PRELIMINARY PROJECT BUDGET	\$1,419,704

All costs associated with this Board action will be 100% funded by Community Health Centers Enterprise Fund 40090. The anticipated expenditures for FY 23/24 are estimated at \$1,100,000; and \$319,704 for FY 24/25.

RS:VB:RM:AR:SC;mg:ab

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STATE OF CALIFORNIA

Veronica Santillan
Veronica Santillan, Principal Management Analyst 10/23/2023

Aaron Gettis
Aaron Gettis, Deputy County Counsel 10/16/2023

Riverside County
Facilities Management
3450 14th Street, Riverside, CA 92501

FM STAFF TO FILE

NOTICE OF EXEMPTION

July 25, 2023

Project Name: Riverside University Health System Neighborhood Health Center (RUHS-NHC) Storage Room Remodel Project, Indio

Project Number: FM05410011277

Project Locations: 47-923 Oasis Street, north of Avenue 48, Indio, California, 92201, Assessor's Parcel Number (APN) 614-150-033

Description of Project: The RUHS-NHC is located at 47-923 Oasis Street in Indio, California 92201. Currently, the facility does not have adequate exam rooms and workspaces for service providers and residency programs. By creating more exam rooms and workspaces, the clinic will be able to serve the members of community more efficiently and timely, as well as expanding the access of care. The scope of work for the interior remodel includes, but is not limited to, conversion of an existing storage room into eight exam rooms, twelve staff workstations, a negative pressure room, medication room, restrooms, supply storage area; and redesign of the existing parking to meet Americans with Disabilities Act (ADA) requirements. The interior improvements at the RUHS-NHC Indio site are identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public health services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

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 interior improvements at the RUHS-NHC Indio facility.

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- **Section 15301 –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 improvements at the existing RUHS-NHC facility to remodel existing storage room space to keep the building functioning and operating efficiently. The use of the facility would continue to provide public health 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 will not result in any direct or indirect physical environmental impacts. The use of the facility would remain unchanged, continuing to provide public health services. 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: 7-26-2023

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