

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



**ITEM: 3.21
(ID # 20388)**

MEETING DATE:
Tuesday, October 31, 2023

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 Indio Suite B Urgent Care Lobby & Office Renovation Project – California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 and Section 15061 (b)(3), Approval of In-Principle and Preliminary Project Budget, District 4; [\$920,150 - 100% RUHS Behavioral Health General Fund 10000 (40% Federal, 60% State)]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System - Behavioral Health Indio Suite B Urgent Care Lobby & Office Renovation (RUHS-BH Indio Urgent Care Renovation) 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;

Continued on Page 2

ACTION:Policy, CIP


Matthew Chang, Director

10/11/2023


Rose Salgado, Director of Facilities Management

10/12/2023

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-BH

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-BH Indio Urgent Care Renovation Project located at 47915 Oasis Street in Indio, California, 92201; to renovate the intake, lobby and clerical areas in compliance with Americans with Disabilities Act (ADA) requirements;
4. Approve a preliminary project budget in the not to exceed amount of \$920,150 for the Project;
5. Authorize the use of 40% Federal, 60% State - 100% RUHS Behavioral Health General Fund 10000 not to exceed \$920,150, 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 contracts shall not exceed \$920,150.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 880,000	\$ 40,150	\$ 920,150	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 40% Federal, 60% State - 100% RUHS Behavioral Health General Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 23/24-24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

A Crisis Stabilization Unit is a Behavioral Health Urgent Care facility that provides voluntary psychiatric emergency assessment and crisis stabilization for up to 24 hours for people of all ages. The Indio Behavioral Health Administration Campus at 47915 Oasis Street, Suite B, in Indio, California, 92201, currently consists of 7,607 sf. of vacant office space that will become the new Behavioral Health Urgent Care facility. The RUHS-BH Indio Urgent Care Renovation Project scope of work includes but is not limited to: renovating the existing intake, lobby, and administrative clerical office areas.

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On June 29, 2021, Item 3.16, the Board of Supervisors (Board) approved a pre-qualified list of architectural and engineering and professional consulting firms to be retained on an as-needed basis. Due to their related experience, Facilities Management (FM) has selected Shadpour Consulting Engineers, LP. of San Diego, California, from the pre-qualified list to provide architectural services for the Project.

Facilities Management (FM) recommends the Board approve the RUHS-BH Indio Urgent Care Renovation Project and the preliminary project budget in the not to exceed amount of \$920,150. FM will pursue the most cost-effective project delivery method and award in accordance with applicable Board policies.

With certainty, there is no possibility that the RUHS-BH Indio Urgent Care Renovation Project may have a significant effect on the environment. The Project, as proposed, is limited to the interior remodel of the existing intake, lobby and clerical areas. 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-BH Indio Urgent Care Renovation 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.

Impact on Residents and Businesses

The RUHS-BH Indio Urgent Care Renovation Project will provide urgent care mental health screenings, assessment services and medications for adults and adolescents in crisis.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	96,500
SPECIALTY CONSULTANTS	22,500
REGULATORY PERMITTING	14,000
CONSTRUCTION	650,000
COUNTY ADMINISTRATION	53,500
PROJECT CONTINGENCY	83,650
PRELIMINARY PROJECT BUDGET	\$ 920,150

All costs associated with this Board action will be funded by 40% Federal, 60% State - 100% RUHS Behavioral Health General Fund 10000. Expenditures for FY 23/24 are estimated at \$880,000; and expenditures for FY 24/25 are estimated at \$40,150.

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RS:RM:AR:sc:mg

FM08410012207

MT Item #20388

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Meghan Hahn

Meghan Hahn, Deputy Director of Procurement 10/2/2023

Veronica Santillan

Veronica Santillan, Principal Management Analyst 10/23/2023

Aaron Gettis

Aaron Gettis, Deputy County Counsel 10/17/2023

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

FM STAFF TO FILE

NOTICE OF EXEMPTION

September 26, 2023

Project Name: Riverside University Health System Department of Behavioral Health (RUHS-BH) Urgent Care Site B Renovation Project

Project Number: FM08410012207

Project Locations: 47915 Oasis Street, Suite B, north of Avenue 48, Indio, California, 92201, Assessor's Parcel Number (APN) 614-150-033

Description of Project: A Crisis Stabilization Unit is a Behavioral Health urgent care facility that provides voluntary psychiatric emergency assessment and crisis stabilization for up to 24 hours for people of all ages. In preparation of the June 2022 closure of the Behavioral Health Palm Springs Urgent Care facility, the department of Behavioral Health began the relocation process and transition to a new provider for a Crisis Stabilization Unit in Indio. Located at 47915 Oasis Street, Suite B of the Indio Behavioral Health Administration Campus currently consists of vacant office space and unused food preparation kitchen. The scope of work includes, but is not limited to, interior remodel of the existing intake, lobby and clerical area; and conversion of the existing kitchen into staff offices, storage, and conference room. The interior improvements at the RUHS-BH Suite B 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 office renovation at the RUHS-BH facility.

- **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-BH facility to accommodate an Urgent Care site and 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: 9-26-2023

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