

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



ITEM: 3.23  
(ID # 22529)

**MEETING DATE:**  
Tuesday, December 12, 2023

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

**SUBJECT:** FACILITIES MANAGEMENT (FM) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM - PUBLIC HEALTH: Riverside University Health System - Public Health Administration Building Restroom, Paint and Flooring Renovation Projects - 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 1. [\$2,209,366 - 55% Federal Funds, 28% State Funds, 17% Local Funds]

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

1. Approve the Riverside University Health System - Public Health Administration Building (HAB) Restrooms, Paint and Flooring Renovation (RUHS-PH HAB Restrooms, Paint and Flooring) Projects 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**

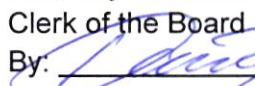
  
Kim Saruwatari, Director of Public Health 11/22/2023   
Rose Salgado, Director of Facilities Management 11/22/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: December 12, 2023  
xc: FM, RUHS-Public Health

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–PH HAB Restrooms, Paint and Flooring Projects located at 4065 County Circle Drive in Riverside, California; to remodel the public restrooms, and paint and install new flooring in selected rooms throughout the 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> floors;
4. Approve the preliminary project budget in the not to exceed amount of \$2,209,366 for the Projects;
5. Authorize use of 55% - Federal Funds, 28% State Funds, 17% Local Funds in the not to exceed amount of \$2,209,366, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Projects 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 Projects, 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 the Projects, and the sum of all project contracts shall not exceed \$2,209,366.

<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>	\$ 2,209,366	\$ 0	\$ 2,209,366	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 55% Federal, 28% State, 17% Local			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 23/24	

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

**BACKGROUND:**

**Summary**

The Riverside University Health System – Public Health Administration facility located at 4065 County Circle Drive in Riverside, CA 92503, is in need of paint and flooring renovations to Suites on the 1<sup>st</sup>, 2<sup>nd</sup>, and 4<sup>th</sup> floor, and an update of the public restrooms to better accommodate both department staff and clientele. The scope of work for the Projects includes but is not limited to: paint and flooring in Suite 103, Rooms 123B/123C/125, Suite 208/210 Room 221, Suite 209/211 2nd floor break room, and Suite 403 4th floor break room; for the restrooms, installation of new ceiling grid and tile, plumbing fixtures, mechanical adjustments,



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and new lighting to provide a professional quality space in accordance with current building codes and the operational requirements of the department.

On June 29, 2021, Item 3.16, the Board of Supervisors (Board) approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. Due to their experience, Facilities Management (FM) selected Ewing Cole of Irvine, California, from the pre-qualified list to provide architectural services to the Project.

Facilities Management (FM) recommends the Board approve in-principle the RUHS–PH Admin Restroom, Paint and Flooring Projects and the estimated project budget in the not to exceed amount of \$2,209,366. FM will return to the Board under separate cover for approval of the construction contract to meet project schedule commitments.

With certainty, there is no possibility that the Projects may have a significant effect on the environment. The Projects, as proposed, are limited to interior renovations of the public restrooms, and paint and flooring on the 1<sup>st</sup>, 2<sup>nd</sup>, and 4<sup>th</sup> floor. 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–PH Admin Restroom, Paint and Flooring Projects are exempt as the projects meet 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–PH Admin Restroom, Paint and Flooring Projects will provide a much-needed renovation to improve the environment of the staff and program clientele.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>PROJECT BUDGET</b>
DESIGN PROFESSIONAL OF RECORD	66,000
SPECIALTY CONSULTANTS	18,000
REGULATORY PERMITTING	4,800
CONSTRUCTION	1,422,111
OTHER CONSTRUCTION	407,875
COUNTY ADMINISTRATION	89,728
PROJECT CONTINGENCY	200,852
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 2,209,366</b>



**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, Riverside, CA 92501

STAFF TO FILE NOE

## NOTICE OF EXEMPTION

August 8, 2023

**Project Name:** Riverside University Health System Public Health Administration (RUHS PH Admin) Restroom Renovation Project

**Project Number:** FM08420012804

**Project Locations:** 4065 County Circle, north of Hole Avenue, Riverside, California 92503 Assessor's Parcel Number 145-200-017

**Description of Project:** The RUHS PH Admin facility is in need of upgrades to the 2nd, 3rd, and 4th floor public restrooms, and other upgrades to be able to better accommodate both department staff and clientele. The scope of work for the Project includes, but is not limited to, restroom new flooring, new ceiling grid and tile, painting, plumbing fixtures, mechanical adjustments, and new lighting to provide a professional quality space in accordance with current building codes and the operational requirements of the department. The renovations to the restrooms at the RUHS PH Admin facility to accommodate the staff and clientele are 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 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 restroom renovations at the RUHS PH Admin 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 minor interior restroom renovations at the existing RUHS PH Admin 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. 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 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: 8-8-2023

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