

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



ITEM: 3.16
(ID # 22743)

MEETING DATE:

Tuesday, January 23, 2024

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 Crisis Residential Treatment Unit Kitchen Remodel Project – California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301 and 15061(b)(3), Approval of In-Principle and Preliminary Project Budget; District 4. [\$411,153 - 100% RUHS Behavioral Health General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System Behavioral Health Indio Crisis Residential Treatment Unit Kitchen Remodel (RUHS-BH Indio CRT Kitchen Remodel) Project for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION:Policy, CIP


Matthew Chang, Director

1/3/2024

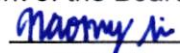

Rose Salgado, Director of Facilities Management

1/3/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, 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 Gutierrez
Nays: None
Absent: None
Date: January 23, 2024
xc: FM, RUHS-BH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

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;
3. Approve in-principle the RUHS-BH Indio CRT Kitchen Remodel Project located at 47915 Oasis Street in Indio, California; to install new kitchen cabinets with additional finishes, perform electrical work, painting, and flooring;
4. Approve a preliminary Project budget, in the not to exceed amount of \$411,153, for the Project;
5. Authorize the use of RUHS-Behavioral Health General Fund 10000, in the not to exceed amount of \$411,153, 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 \$411,153.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 411,153	\$ 0	\$ 411,153	\$ 0
NET COUNTY COST	\$ 411,153	\$ 0	\$ 411,153	\$ 0
SOURCE OF FUNDS: 100% RUHS-Behavioral Health General Fund 10000			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Indio Crisis Residential Treatment (CRT) facility is located at 47915 Oasis Street, Suite C, in Indio, California, 92201. The facility includes a kitchen that is used to teach independent living skills to its clients. Currently, the kitchen is in poor condition and is becoming a safety issue and barrier to teaching the needed skills for clients to leave the facility successfully. The scope of work includes but is not limited to: new cabinetry and finishes, small new kitchen island, electrical, painting, and laminate flooring.

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Facilities Management (FM) recommends the Board of Supervisors (Board) approve the RUHS-BH Indio CRT Kitchen Remodel Project and the preliminary project budget in the not to exceed amount of \$411,153. FM will procure the most cost effective and efficient project delivery method and award in accordance with applicable Board policies. Upon approval of plans from Health Care Access and Information (HCAI), and associated final construction cost estimate, FM may return to the Board for additional funding.

With certainty, there is no possibility that the RUHS-BH Indio CRT Kitchen Remodel Project may have a significant effect on the environment. The Project, as proposed, is limited to a remodel consisting of minor interior improvements to kitchen components within an existing 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 RUHS-BH Indio CRT Kitchen 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 Facilities Management (FM) staff with the County Clerk and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The RUHS-BH Indio CRT Kitchen Remodel Project will ensure a safe teaching environment for its clients to ensure food preparation skills are sufficient to leave the facility successfully.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	25,000
SPECIALTY CONSULTANTS	35,500
REGULATORY PERMITTING	18,675
CONSTRUCTION	245,500
COUNTY ADMINISTRATION	49,100
PROJECT CONTINGENCY	37,378
PRELIMINARY PROJECT BUDGET	\$ 411,153

All costs associated with this Board action will be 100% funded with RUHS-Behavioral Health General Fund 10000 and will be expended in FY 23/24.

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Meghan Hahn

Meghan Hahn, Director of Procurement 12/11/2023

Veronica Santillan

Veronica Santillan, Principal Management Analyst 1/18/2024

Aaron Gettis

Aaron Gettis, Deputy County Counsel 1/8/2024

**Riverside County
Facilities Management**

3133 Mission Inn Avenue, Riverside, CA 92507

NOTICE OF EXEMPTION

August 14, 2023

Project Name: Riverside University Health System Behavioral Health (RUHS-BH) Crisis Residential Treatment Kitchen Remodel Project, Indio**Project Number:** FM05410012598**Project Location:** 47915 Oasis Street, north of Avenue 48, Indio, California; Assessor's Parcel Number (APN): 614-150-033**Description of Project:** The Indio Crisis Residential Treatment (CRT) facility is located at 47915 Oasis Street in Indio, California. The facility includes a kitchen that is used to teach independent living skills to its clients. Currently, the kitchen is in poor condition and is becoming a safety issue and barrier to teaching the needed skills for clients to leave the facility successfully. The scope of work includes, but is not limited to, new cabinetry and finishes, small new kitchen island, electrical, painting, and laminate flooring. The remodel of the kitchen at the CRT 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 remodel of the kitchen at the RUHS BH CRT.

- **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 remodel of the kitchen at the Indio CRT, including new cabinetry and finishes, small new kitchen island, electrical, painting, and laminate flooring. 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 remodel of the kitchen at the CRT 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: 8-14-2023

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