

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



ITEM: 3.12
(ID # 23789)

MEETING DATE:
Tuesday, March 12, 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 10th Street Tenant Improvement 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 1. [\$163,106 - 100% RUHS Behavioral Health General Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System - Behavioral Health 10th Street Tenant Improvement (RUHS-BH 10th Street TI) Project for inclusion in the Capital Improvement Program (CIP);

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ACTION:Policy, CIP


Matthew Chang, Director

2/21/2024



Rose Salgado, Director of Facilities Management

2/23/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries 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: March 12, 2024
xc: FM, RUHS-BH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

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 10th Street TI Project located at 3499 10th Street, in Riverside, California; to repaint, and replace carpet and window coverings;
4. Approve the preliminary project budget in the not to exceed amount of \$163,106 for the Project;
5. Authorize the use of 100% RUHS Behavioral Health General Fund 10000 in the not to exceed amount of \$163,106, 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 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 Project, and the sum of all project contracts shall not exceed \$163,106.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 163,106	\$ 0	\$ 163,106	\$ 0
NET COUNTY COST	\$ 163,106	\$ 0	\$ 163,106	\$ 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 Riverside University Health System - Behavioral Health is planning to utilize the vacant, county-owned two-story office space located at 3499 10th Street in Riverside, CA 92501 for collaborative court and justice involved program expansion. Minor tenant improvements are needed to better accommodate these program operations. The scope of work for the tenant

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Meghan Hahn
Meghan Hahn, Director of Procurement 2/8/2024

Veronica Santillan
Veronica Santillan, Principal Management Analyst 2/27/2024

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 2/26/2024

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

FM staff to file

NOTICE OF EXEMPTION

January 29, 2024

Project Name: Riverside University Health System-Department of Behavioral Health (RUHS-BH) 10th Street Tenant Improvement (TI) Project, Riverside

Project Number: FM08410012925

Project Location: 3499 10th Street, west of Lime Street, Riverside, CA 92501; Assessor's Parcel Number (APN): 215-120-005

Description of Project: The RUHS-BH Court program has reached capacity as far as available space at its current location. This is preventing the department from expanding further to address the needs of the court and its consumers. In addition, the Community Assistance, Recovery, and Empowerment Court program was also recently implemented, and this program is currently situated within the same office space. To meet each program's growing needs for additional staff, a move to an alternative location is needed. The vacant, county-owned two-story office space located at 3499 10th Street in Riverside, CA 92501 will better accommodate both department staff and clientele but is in need of tenant improvements. The scope of work for the tenant improvements includes, but is not limited to, testing and abatement, painting/patching all walls, replacing all carpet, and providing new window treatments. The tenant improvements at the existing office building at 3499 10th Street 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 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 tenant improvements at the existing office building at 3499 10th Street.

- **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 tenant improvements at the existing office building at 3499 10th Street, including testing and abatement, painting/patching all walls, replacing all carpet, and providing new window treatments. 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 tenant improvements at 3499 10th Street will not result in any direct or indirect physical environmental impacts. The improvements would occur within existing facility, would not alter the footprint and are being completed to create a compliant and functional facility. The use of the facility for public 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: 1-29-2024

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