

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



ITEM: 3.22
(ID # 27312)

MEETING DATE:

Tuesday, May 06, 2025

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 Roof Replacement Project - California Environmental Quality Act Exempt Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption, Approval of In-Principle and Preliminary Project Budget; District 1. [Total Cost \$723,637 - 100% Capital Improvement Program Fund 30700]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System – Public Health Administration Building Roof Replacement (RUHS-PH Administration Roof) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption and Section 15061 (b)(3), "Common Sense" Exemption;

Continued on page 2

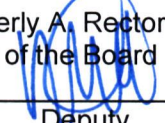
ACTION:Policy, CIP

 
Kim Saruwatari, Director of Public Health 4/1/2025 Vincent Yzaguirre 4/3/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: May 6, 2025
xc: RUHS-PH, FM

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 Administration Roof Project located at 4065 County Circle Drive, in Riverside, California; for installation of new roof and removing equipment no longer in use;
4. Approve a preliminary project budget in the not to exceed amount of \$723,637 for the Project;
5. Authorize the use of Capital Improvement Program Fund 30700 in the not to exceed amount of \$723,637, 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 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 issue Purchase Orders in accordance with applicable Board policies, for the sum of all project contracts and/or work orders which shall not exceed the approved project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 360,000	\$ 363,637	\$ 723,637	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Capital Improvement Program Fund 30700 – 100%			Budget Adjustment: No	
			For Fiscal Year: 24/25 – 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside University Health System – Public Health Administration facility, located at 4065 County Circle Drive in Riverside, California, 92503, is a four-story building approximately 36 years old. Due to its age and condition, maintaining the roof is no longer feasible, and a replacement is now required.

The scope of work for the RUHS-PH Administration Roof Project (Project) includes, but is not limited to: installation new roofing material over the existing asphalt roof, adding new roof capping at the parapet, and removing unused items, such as antennas, satellite dishes, and their associated structural supports.

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Facilities Management (FM) recommends the Board approve the Project and the preliminary project budget in the not to exceed amount of \$723,637. FM will procure the most cost-effective project delivery method and award a construction contract in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the RUHS-PH Administration Roof Project may have a significant effect on the environment. The Project, as proposed, is limited to the repairs of the existing roof of the facility and removing unnecessary equipment that is no longer required. The use of the facility will continue to provide public services and will not result in a significant increase in capacity or intensity of use. Therefore, the 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 and State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The RUHS-PH Administration Roof Project will prevent future damage to the facility and allow for continued operations by this public service department. Residents and businesses will benefit from the continued services at this location by RUHS-PH.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	15,000
SPECIALTY CONSULTANTS	2,100
REGULATORY PERMITTING	5,000
CONSTRUCTION CONTRACT	593,000
OTHER CONSTRUCTION	0
COUNTY ADMINISTRATION	42,800
PROJECT CONTINGENCY	65,737
PRELIMINARY PROJECT BUDGET	\$ 723,637

All costs associated with this Board action will be 100% funded with Capital Improvement Program Fund 30700. Expenditures for FY 24/25 are estimated at \$360,000; and expenditures for FY 25/26 are estimated at \$363,637.

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Attachment:

- Notice of Exemption for the Riverside University Health System – Public Health Administration Building Roof Replacement Project

VC:RM:RB:YB:TV

FM08420013870

MT Item #27312

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Project_In-Princ & Prelim Proj Budget_050625.doc

Meghan Hahn
Meghan Hahn, Director of Procurement

3/26/2025

Evangeline Gregorio EO
Evangeline Gregorio EO, Principal Mgmt Analyst

4/22/2025

Aaron Gettis
Aaron Gettis, Chief of Deputy County Counsel

4/16/2025

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

NOTICE OF EXEMPTION

March 4, 2025

Project Name: Riverside University Health System Public Health Administration (RUHS PH Admin) Roof Replacement Project, Riverside

Project Number: FM03720013838

Project Location: 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, located at 4065 County Circle Drive in Riverside, California, 92503, is a four-story building that is approximately 36 years old. Maintenance of the roof is no longer feasible and requires replacement. The roof also contains equipment that is no longer in use and need to be removed and disposed of. The scope of work for the RUHS-PH Admin Roof Project includes, but is not limited to, installation of new roof material over the existing asphalt roofing, new roof capping at parapet, and removal of items that are no longer in use, such as antennas, satellite dishes, and associated structural support. The replacement of the roof at the RUHS-PH Admin building is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services at the existing facility and will not result in a significant 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 Section 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 replacement of the existing roof.

- **Section 15301 (d)–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 replacement of the roof is needed to restore and maintain an appropriate level of public safety. The facility provides public services, and the repairs to the existing roofs to protect and maintain public services are exempt as they are routine maintenance facilities and meet 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 replacement of the roof at the RUHS-PH Admin facility is a maintenance activity to existing building and will not result in any direct or indirect physical environmental impacts.

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: 3-4-2025

Mike Sullivan,
County of Riverside, Facilities Management