

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



ITEM: 3.10
(ID # 29085)

MEETING DATE:
Tuesday, November 04, 2025

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 Harmony Haven Children and Youth Center Classroom Buildings 1 and 2 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 5. [Total Cost \$2,970,000 - 83% Capital Improvement Program Fund 30700; 17% UCI District 5 Fund 11270]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside University Health System – Behavioral Health Harmony Haven Children and Youth Center Classroom Buildings 1 and 2 (Harmony Haven Classrooms 1 and 2) 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;
3. Approve in-principle the Harmony Haven Classrooms 1 and 2 Project to provide tenant improvements to two buildings creating therapeutic and training rooms, an administrative office, new Americans with Disabilities Act (ADA) restrooms, offices, conference rooms, storage rooms, and improvements to the parking lot;

Continued on page 2

ACTION:Policy, CIP

Matthew Chang
Matthew Chang, Director

10/22/2025

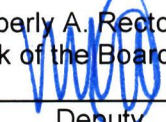
Vincent Yzaguirre
Vincent Yzaguirre

10/22/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Medina 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: November 4, 2025
xc: FM, RUHS-BH

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a preliminary project budget in the not-to-exceed amount of \$2,970,000 for the Project;
5. Authorize the use of Capital Improvement Program Fund 30700, and UCI District 5 Fund 11270, 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 within the approved project budget; and,
7. Direct the Purchasing Agent to issue purchase orders in accordance with applicable Board policies to prequalified contractors in an amount not-to-exceed \$200,000 per vendor, per project, per year, or pursuant to an approved and executed contract, with the total of all project contracts and purchase orders not exceeding the approved project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 2,227,500	\$ 742,500	\$ 2,970,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 83% Capital Improvement Program Fund 30700; 17% UCI District 5 Fund 11270			Budget Adjustment: No	
			For Fiscal Year: 2025/26 – 2026/27	

C.E.O. RECOMMENDATION: [Approve]

BACKGROUND:

Summary

The Harmony Haven Children and Youth Center is located on a portion of an approximate 120-acre County-owned property located at 14700 Manzanita Park Road in Beaumont that provides a variety of youth services including emergency shelter, educational support, life-skills training, therapeutic activities, and recreational outings. To accommodate the youth center's growth in staff and patients, two (2) existing classroom buildings—Classrooms 1 and 2— each comprised of 4,230 square feet of space, will undergo tenant improvements to provide therapeutic space, administrative office space, and bring the restrooms up to Americans with Disabilities Act (ADA) code compliance. The tenant improvements to the two buildings will help in assuring youth receive the required care in a positive environment.

The Harmony Haven Classrooms 1 and 2 Project (Project) scope of work includes but is not limited to:

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- Classroom Building 1 – Creation of two (2) therapy group rooms; construction of two (2) treatment offices and five (5) offices; construction of one (1) ADA compliant unisex restroom; relocating the Heating, Ventilation, and Air Conditioning (HVAC) supply and return grills, and performing electrical and plumbing upgrades.
- Classroom Building 2 – Construction of a lobby with seating area, seven (7) individual offices, eight (8) cubicles, two (2) ADA compliant restrooms, and electrical and plumbing upgrades.
- Parking Lot Improvements - Bringing the parking lot spaces, signage, and path of travel up to ADA code compliance.

Facilities Management (FM) Project Management Office recommends the Board of Supervisors (Board) approve the Project and the preliminary Project budget in the not-to-exceed amount of \$2,970,000. FM will procure the most cost-effective project delivery method and award a construction contract in accordance with applicable Board policies to expedite Project delivery.

With certainty, there is no possibility that the Harmony Haven Classrooms 1 and 2 Project may have a significant effect on the environment. The Project, as proposed, is limited to providing interior and exterior tenant improvements to two classroom buildings: new classrooms and training rooms, office space, work areas and cubicles, new ADA compliant restrooms, and parking lot improvements. The use of the facility will continue to provide public services for youth 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 Harmony Haven Classrooms 1 and 2 Project will provide the required space for therapeutic care, administrative office functions, and ADA compliant restrooms for youth and staff. The Project will be completed during designated hours to avoid any disruption of everyday work for staff and to prevent instability of residential care. The Project will benefit both residents and businesses within the County.

Additional Fiscal Information

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

BUDGET LINE ITEMS	BUDGET AMOUNT
DESIGN PROFESSIONAL OF RECORD	200,000
SPECIALTY CONSULTANTS	25,000
REGULATORY PERMITTING	15,000
CONSTRUCTION CONTRACT	1,975,000
FURNITURE	75,000
HAZARDOUS MATERIALS ABATEMENT	70,000

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INFORMATION TECHNOLOGY RELATED WORK	200,000
COUNTY ADMINISTRATION	140,000
PROJECT CONTINGENCY	270,000
PRELIMINARY PROJECT BUDGET	\$ 2,970,000

All costs associated with this Board action will be \$2,470,000 or 83% funded through Capital Improvement Program Fund 30700 and \$500,000 or 17% funded through UCI District 5 Fund 11270 previously approved on 10/21/25. Expenditures for FY 25/26 are estimated at \$2,227,500 and expenditures for FY 26/27 are estimated at \$742,500.

Attachment:

- Notice of Exemption for the Harmony Haven Classrooms 1 and 2 Project

VC:TB:RM:JH:TV

FM08410014544

MT Item #29085

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Proj_In-Princ & Prelim Proj Budget_110425.doc

Melissa Curtis

Melissa Curtis, Deputy Director of Purchasing and Fleet

10/20/2025

Evangelina Gregorio EO

Evangelina Gregorio EO, Principal Mgmt Analyst

10/26/2025

Aaron Gettis

Aaron Gettis, Chief of Deputy County Counsel

10/23/2025

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

NOTICE OF EXEMPTION

October 9, 2025

Project Name: Riverside University Health System Department of Behavioral Health (RUHS-BH) Harmony Haven Children and Youth Center Classrooms No. 1 and No. 2 Tenant Improvement Project, Beaumont

Project Number: FM08410014544

Project Location: 14700 Manzanita Park Road, west of Eagles Nest Drive, Beaumont, California, 92223; Assessor's Parcel Number (APN): 428-020-002

Description of Project: The Harmony Haven Children and Youth Center facility is located at 14700 Manzanita Park Road in Beaumont, California, 92223. The Harmony Haven Children and Youth Center provides a variety of youth services which includes an emergency shelter, educational support, life-skills training, therapeutic activities and recreational outings. To accommodate the youth center's growth in staff and patients, Classrooms No. 1 and No. 2 will undergo tenant improvements to provide therapeutic space, administrative office space, and bring the restrooms up to Americans with Disabilities Act (ADA) code compliance. The tenant improvements to the two classrooms will help in assuring youth receive the required care in an adequate environment.

The Harmony Haven Classrooms 1 and 2 Project (Project) scope of work includes, but is not limited to:

- Classroom No. 1 – Creation of two therapy group rooms; construction of two treatment offices, five offices; construction one ADA compliant unisex restroom; relocate the Heating, Ventilation and Air Conditioning (HVAC) supply and return grills, and perform electrical and plumbing upgrades.
- Classroom No. 2 – Construction of a lobby with seating area, seven individual offices, eight cubicles, two ADA compliant restrooms, and electrical and plumbing upgrades.
- Parking Lot Improvements - Bring the parking lot spaces and signage, and path of travel up to ADA code compliance.

The tenant improvements 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 facility improvements at the Harmony Haven Campus.

- **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 operational-related improvements at the existing classrooms on the Harmony Haven Campus, to ensure the continued provision of public services. 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 facility improvements at the buildings within the existing Harmony Haven Campus will not result in any direct or indirect physical environmental impacts. The improvements would occur to existing buildings and infrastructure, would not alter the footprint, and are being completed to create safe, 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:** 10-9-2025 _____

Mike Sullivan,
County of Riverside, Facilities Management