

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



**ITEM: 3.21**  
(ID # 27396)

**MEETING DATE:**  
Tuesday, December 09, 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 Desert Sage Flooring and Tenant Improvement 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 4. [Total Cost \$1,108,691 - 71% Community Care Expansion Preservation Program State Grant Funds; 29% RUHS Behavioral Health General Fund 10000, through State Grant Funds]

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

1. Approve the Riverside University Health System – Behavioral Health Desert Sage Flooring and Tenant Improvement (RUHS-BH Desert Sage TI) 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**

  
Matthew Chang, Director

11/13/2025

  
Vincent Yzaguirre


11/19/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Medina, 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: December 9, 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:

3. Approve in-principle the RUHS-BH Desert Sage TI Project located at 82-485 Miles Avenue in Indio, California; to replace the flooring, tiles, and miscellaneous tenant improvements to the restrooms in the facility;
4. Approve a preliminary project budget in the not to exceed amount of \$1,108,691 for the Project;
5. Authorize the use of 71% Community Care Expansion (CCE) Preservation Program State Grant Funds and 29% RUHS Behavioral Health General Fund 10000 through State Grant Funds in the not to exceed amount of \$1,108,691, 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. Authorize 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, the total of all project contracts and purchase orders shall not exceed the approved project budget.

<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>	\$ 1,108,691	\$ 0	\$ 1,108,691	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 71% Community Care Expansion Preservation Program State Grant Funds and 29% RUHS Behavioral Health General Fund 10000, through State Grant Funds			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/26	

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

**BACKGROUND:**

**Summary**

The RUHS Behavioral Health Desert Sage facility is a 16,928 square foot facility located at 82-485 Miles Avenue in Indio. The Desert Sage facility is a 24/7 licensed behavioral health residential care facility providing augmented adult residential facility services and recuperative care. The facility requires tenant upgrades to improve the health and safety conditions of the facility and to improve the living spaces for the Riverside County residents residing within this facility. The scope of work for the RUHS-BH Desert Sage TI Project (Project) includes replacing the flooring, shower stall wall tile, shower fixtures, shower doors, grab bars, drain covers, and

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vanities, and bringing the restrooms up to current Americans with Disabilities Act (ADA) compliance.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve the Project and the preliminary Project budget in the not to exceed amount of \$1,108,691. 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-BH Desert Sage TI Project may have a significant effect on the environment. The Project, as proposed, is limited to replacing the flooring and replacing wall tiles in the men's, women's, and resident's restrooms of the facility, replacing the floor in the laundry room, TV room, hallways, residential bedrooms, library room, recreation room, and office. 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-BH Desert Sage TI Project will improve the health and safety conditions and create an improved environment throughout the facility. The Project will be completed during designated hours to avoid any disruption of everyday work for staff and to prevent instability of residential care.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
CONSTRUCTION CONTRACT	863,366
OTHER CONSTRUCTION	76,689
COUNTY ADMINISTRATION	70,500
PROJECT CONTINGENCY	98,136
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 1,108,691</b>

All costs associated with this Board action will be 71% funded through Community Care Expansion (CCE) Preservation Program State Grant Funds and 29% funded through RUHS Behavioral Health General Fund 10000 through State Grant Funds and will be expended in FY 25/26.

Attachment:

- Notice of Exemption for the Riverside University Health System – Behavioral Health Desert Sage Flooring and Tenant Improvement Project



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VY:RM:AR:TV

FM08410014192

MT Item #27396

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 _____ Melissa Curtis, Deputy Director of Purchasing and Fleet	11/5/2025	 _____ Evangelina Gregorio EO, Principal Mgmt Analyst	12/1/2025
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 _____ Aaron Gettis, Chief of Deputy County Counsel	11/20/2025
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**Riverside County**  
**Facilities Management**  
3450 14<sup>th</sup> Street, Riverside, CA 92501

## NOTICE OF EXEMPTION

March 26, 2025

**Project Name:** Riverside University Health System Department of Behavioral Health (RUHS-BH) Desert Sage Flooring and Tenant Improvement Project, Indio

**Project Number:** FM08410014192

**Project Location:** 82485 Miles Avenue, west of Arabia Street, Indio, California 92201; Assessor's Parcel Number (APN): 611-102-021

**Description of Project:** The RUHS-BH Desert Sage facility is a 16,928 square foot facility located at 82-485 Miles Avenue in Indio, California, 92201. Desert Sage is a 24/7 licensed residential care facility designated for low-income adults in the ages of 18-59 who are going through behavioral health challenges. Residents receive their care and case management services on-site through their clinic's outreach. The facility requires a few tenant upgrades to bring it to current facility standards. The scope of work to the RUHS-BH Desert Sage TI Project (Project) includes, but is not limited to, replacement of flooring throughout the entire facility, application of a non-slip floor treatment to the kitchen and replacement of the wall tiles in the restrooms. The interior tenant improvements at the RUHS-BH Desert Sage facility is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the interior improvements.

**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 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 interior tenant improvements at the RUHS-BH Desert Sage facility.

