

MOTON BY SUPERVISOR MARK RIDLEY-THOMAS

February 9, 2016

Moving Swiftly to Establish a 24/7 Mental Health Urgent Care Center at Harbor-UCLA

Mental health urgent care centers (UCCs) have successfully and appropriately diverted patients from psychiatric emergency room care to stabilizing community-based interventions delivered in settings well-suited to the needs of those who are in a psychiatric crisis. During fiscal year 2014-2015, the mental health UCCs across Los Angeles County handled approximately 30,000 crisis visits. By providing stabilization and intensive crisis services to persons who otherwise would be taken to psychiatric emergency rooms, mental health UCCs have demonstrated a significant ability to prevent hospitalization and relieve pressure on over-crowded psychiatric emergency rooms.

In addition to receiving clients who are diverted from psychiatric emergency room settings, mental health UCCs also evaluate and stabilize individuals with mental illness that are transported to these programs by law enforcement personnel. On September 1, 2015, the Board of Supervisors (Board) adopted the expansion of mental health UCCs as a pre-booking diversion alternative for law enforcement. In fiscal year 2014-2015, law enforcement brought almost 3,000 persons to mental health UCCs, which is an important step in ensuring humane treatment of individuals with mental illness.

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MOTION

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February 9, 2016

PAGE 2

The Board approved previously, on November 12, 2014, funding from the Investment in Mental Health Wellness Act of 2013 to develop and expand 24/7 mental health UCCs in areas where none previously existed. The Department of Mental Health (DMH) is in the process of concluding its competitive solicitation process to expand mental health UCCs to the following areas: San Gabriel-Pomona, Long Beach and the Harbor-UCLA campus.

At this time, of all the hospitals operated by the Department of Health Services (DHS), only Harbor-UCLA Medical Center has no affiliated 24/7 mental health UCC. In preparation for the establishment of the planned 24/7 mental health UCC on the Harbor - UCLA campus, DMH has worked closely with the AMI-ABLE Full Service Partnership Program (AMI-ABLE), which currently occupies the intended location for the new mental health UCC. AMI-ABLE is an intensive directly operated mental health treatment program that includes integrated primary health care provided by DHS staff and medical residents and maintains a close collaboration with the National Alliance on Mental Illness.

Expediency is required in order to ensure space is available for the Harbor-UCLA Medical Center UCC as soon as possible. The Board needs to take various steps to facilitate the smooth transition of AMI-ABLE to its new location at 21732 South Vermont Avenue, Suite 210, Torrance.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

February 9, 2016

PAGE 3

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

- 1) Consider the attached Negative Declaration together with the fact that no comments were received during the public review process, find on the basis of the whole record that the leasing of 8,000 square feet of office space in an existing building to be used by the Department of Mental Health (DMH) as an AMI-ABLE Full Service Partnership and Wellness Center will not have a significant effect on the environment and no adverse effect on wildlife resources, find that the Negative Declaration reflects the independent judgment of the Board of Supervisors to approve the Negative Declaration, adopt the Negative Declaration, and authorize the Chief Executive Officer (CEO) to complete and file a Certificate of Fee Exemption for the project;
- 2) Authorize and direct the CEO to execute an amendment to the lease and any other ancillary documentation with Hong Kong Garden, Inc., (Landlord) necessary to effectuate the amendment to Lease No. 78234, which will include the following provisions:
 - a) Incorporate an additional 3,888 square feet of office space on the second floor for a total of approximately 7,399 square feet of office space at 21732 South Vermont Avenue, Suite 210, Torrance.
 - b) Provide a reimbursable Tenant Improvement Allowance of \$900,000, payable via lump sum or construction progress payments.
 - c) Authorize the CEO to amend the lease with a provision permitting reimbursement to the Landlord, or his its approved assigned vendor, for work or services requested by the County of Los Angeles.

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS
February 9, 2016
PAGE 4

- d) Authorize the Landlord, or its approved assigned vendor and/or the Director of Internal Services Department (ISD), at the discretion of the CEO, to acquire telephone systems at a cost not to exceed \$300,000. All of the telephone, data, and low voltage systems will be financed over five years by the Telecommunications Equipment and Services Master Agreement or paid in a lump sum.

- 3) Authorize and direct the CEO and the Acting Directors of DMH and ISD to take actions necessary and appropriate to implement the project. The lease will be effective upon approval by the Board of Supervisors, but the term and rent will commence upon completion of the Tenant Improvements by the Landlord or Landlord's County-approved vendor, and final acceptance by the County.

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(YV/DW)

JAN 27 2016

DATE POSTED – January 27, 2016

LOS ANGELES, COUNTY CLERK

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

This notice is provided as required by the California Environmental quality Act and California Administrative Code Title 14 Division 6, Section 15072 (a) (2) B.

A Negative Declaration has been prepared for this site based on an Initial Study which consists of completion and signing of an Environmental Information Form showing background information as follows:

1. Name of Proponent - County of Los Angeles
Chief Executive Office
2. Address/Phone No. - 222 South Hill Street, 3rd Floor
Los Angeles, California 90012

<u>Agent</u>	<u>Telephone</u>
Miguel Covarrubias	(213) 974-4164
3. Date Information Form Submitted – January 27, 2016
4. Agency Requiring Information Form - Los Angeles County
Chief Administrative Office
Real Estate Division
5. Name of Proposal, if Applicable – N/A
6. Address of Facility Involved – 21732 South Vermont Avenue
Torrance, CA 90502-2109
7. Description of Project – The leasing of 8,000 square feet of office space in an existing building to be used by the County of Los Angeles (Department of Mental Health) as a AMI-ABLE Full Service Partnership and Wellness Center and administrative use.
8. Finding for Negative Declaration – It has been determined that this project will not have a significant effect on the environment.

Interested parties may obtain a copy of the Negative Declaration and the completed Environmental Information Form/Initial Study by contacting the Real Property Agent indicated under 2 above and referring to the proposal by name or to the facility by address.

Si necesita información en español, por favor de comunicarse con el agente designado, para asistencia en obtener una traducción.

NEGATIVE DECLARATION

Department Name: Mental Health
Project: AMI-ABLE Full Service Partnership and Wellness
Center

Pursuant to Section 15072, California Environmental Quality Act and California Administrative Code Title 14, Division 6

1. Description of Project

The leasing of existing office space in an existing commercial building to be used by the County of Los Angeles, Department of Mental Health as its AMI-ABLE Full Service Partnership and Wellness Center and administrative offices.

2. a. Location of Project (plot plan attached)

21732 South Vermont Avenue
Torrance, CA 90502-2109

b. Name of Project Proponent

County of Los Angeles
Chief Executive Office
222 South Hill Street, 3rd Floor
Los Angeles, CA 90012

3. Finding for Negative Declaration

It has been determined that this project will not have a significant effect on the environment based on information shown in the attached Environmental Information Form dated January 27, 2016 which constitutes the Initial Study of this project.

4. Initial Study

An Initial Study leading to this Negative Declaration has been prepared by the Chief Executive Office and is attached hereto.

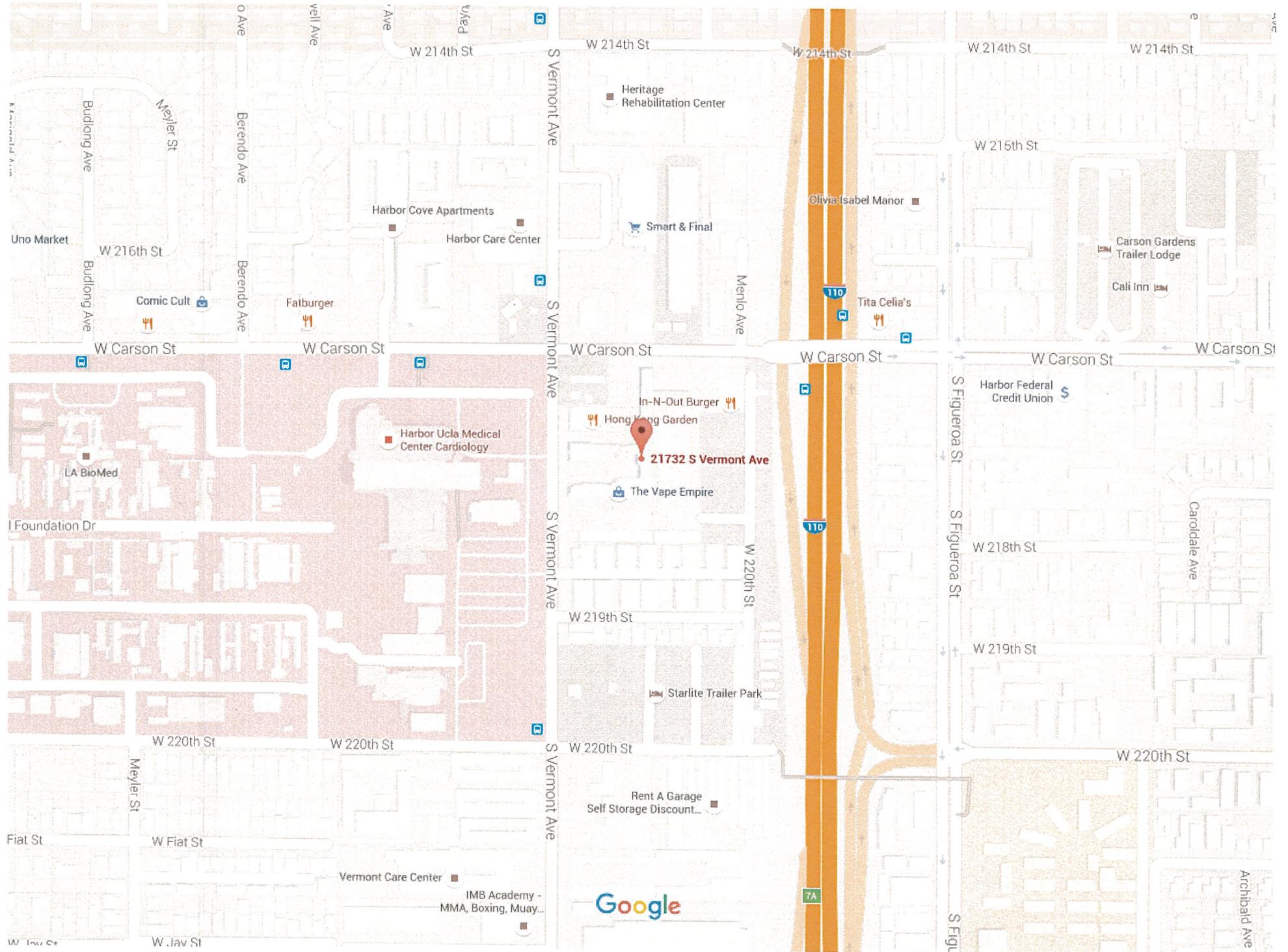
5. Mitigation Measures Included in Project

None required.

Date
January 27, 2016

Real Property Agent
Miguel Covarrubias

Telephone
(213) 974-4164



**COUNTY OF LOS ANGELES
CHIEF EXECUTIVE OFFICE**

EIGHT YEAR LEASE

NEGATIVE DECLARATION

I. Location and Description of the Project

The proposed project is for the County of Los Angeles to lease facilities at 21732 South Vermont Avenue, Torrance, California, which will be used by the Department of Mental Health's AMI-ABLE Full Service Partnership and Wellness programs. The facility, located in the Second Supervisorial District approximately 17 miles south from the Los Angeles Civic Center, includes approximately 8,000 square feet of office space. The County Departments shall have use of approximately 34 off-street parking spaces for departmental staff and visitors. The Landlord has no expansion plans beyond the scope of this project.

II. Finding of No Significant Effect

Based on the attached initial study, it has been determined that the project will not have a significant effect on the environment.

III. Mitigation Measures

None required.

INITIAL STUDY

I. Location and Description of Project

These proposed leased premises are located at 21732 South Vermont Avenue, Torrance, located in the Second Supervisorial District approximately 17 miles south of the Los Angeles Civic Center and west of the 110 freeway (see attached map).

The building to be used is owned by Hong Kong Garden, Inc., and is intended for use as office space. Located at the site are approximately 34 non-exclusive off-street parking spaces for the Department of Mental Health and public parking located within the parking lot and surrounding area.

This project consists of leasing this facility for eight years in which will be located the AMI-ABLE Full Service Partnership and Wellness programs. It is anticipated that an average of 30 employees will be occupying the premises with the maximum employee occupancy anticipated to be approximately 20 per day. In addition to the employees, it is anticipated that an average of 10-20 members of the public per day will be visiting the facility for normal administrative and service purposes. No expansion of existing premises will occur for this project and no exterior alterations, except for interior tenant improvements and furnishings, will be performed for this project.

II. Compatibility with General Plan

This project site is currently designated as Regional Center Commercial in the County of Los Angeles General Plan and zoned COCL. The proposed project would be consistent with these designations.

III. Environmental Setting

The project site is located in an area of commercial type facilities. The site includes approximately 15,872 square feet of developed property. The site is located on Vermont Avenue, in the unincorporated area of Los Angeles County.

IV. Identification of Environmental Effects

- A. The impact of the proposed project on existing land forms will be negligible as no reshaping of the soil nor excavation nor foundations, utility lines, sewer lines or water lines is anticipated.
- B. The project will not conflict with adopted environmental plans and goals of the County of Los Angeles.
- C. The project will not have a substantial demonstrable negative aesthetic effect on the site. The existing facility will be continued to be maintained

as part of the lease arrangement.

- D. No rare or endangered species of animal or plant or the habitat of the species will be affected by the project. Nor will it interfere substantially with the movement of any resident fish or wildlife species or migratory fish or wildlife species.
- E. The project will not breach published national, state or local standards relating to solid waste or litter control.
- F. Development will not substantially degrade water quality, contaminate water supply, substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge.
- G. There are no known archeological sites existing at the project site.
- H. The proposed project will not induce substantial growth or concentration of population.
- I. The project will not cause a substantial increase to existing traffic. Nor will it affect the carrying capacity of the present street system. This is a government use of private property for legal services purposes. The County's use is in conformance with uses approved by the County of Los Angeles.
- J. The project will not displace any persons from the site.
- K. The project will not substantially increase the ambient noise levels to adjoining areas. Noise generated by the proposed County use does not exceed that previously experienced in the area when occupied by private tenants.
- L. The proposed developed project will not cause flooding, erosion or siltation.
- M. The project will not expose people or structures to major geologic hazards.
- N. The project will not expend a sewer trunk line. All necessary utilities are available currently to the facility.
- O. No significant increased energy consumption is anticipated by the County's use of the premises as compared to previous uses.
- P. The project will not disrupt or divide the physical arrangement of established community; nor will it conflict with established recreational, educational, religious or scientific uses of the area.

- Q. No public health or safety hazard or potential public health or safety hazard will be created by this project.
- R. The project will not violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations.

V. Discussions of Ways to Mitigate Significant Effects

The proposed project is not expected to create any significant effects on the environment. To mitigate any effects upon the surrounding community the following measures will be implemented:

- A. None Required.

VI. Initial Study Preparation

This study was prepared by Miguel Covarrubias of the Los Angeles County Chief Executive Office, Real Estate Division. This study was completed on January 27, 2016.