

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



ITEM
3.17
(ID # 3434)

MEETING DATE:

Tuesday, April 11, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Nuview Library Replacement Project – California Environmental Quality Act Exempt, Approval of Plans and Specifications to Advertise for Bids, District 5. [\$2,000,000 - Library Fund 18.35%, Development Impact Fee Funds 81.65%] (Clerk to Advertise for bids)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Nuview Library Replacement Project, located at 29990 Lakeview Avenue, Nuevo, California, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption; Section 15302 Class 2 Replacement or Reconstruction; and Section 15061 (b)(3) "Common Sense" Exemption and direct the Clerk of the Board to file the Notice of Exemption;

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/EDA 3/6/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: April 11, 2017
xc: EDA, Purchasing, Recorder, COBcc

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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

RECOMMENDED MOTION: (Continued)

2. Approve the plans and specifications for the bidding and construction of the Nuview Library Replacement Project using the approved pre-qualified list of General County Facilities Level 1 contractors and authorize the Clerk of the Board to advertise for bids;
3. Upon completion of the bid process, authorize the Assistant County Executive Officer/EDA to submit the contract for award of the bid, to the lowest responsive and responsible pre-qualified General County Facilities Level 1 bidder, to the Chairman of the Board, and authorize the Chairman to execute the agreement on behalf of the Board, provided that, if any of the following occur, the award will be submitted to the Board for action: there is a bid protest, the lowest bid exceeds the estimated construction budget, the low bidder is disqualified, two or more bids are the same and are the lowest, or a bidder requests relief from its bid due to an error;
4. Authorize the Assistant County Executive Officer/EDA to administer the contract for the awarded low bidder in accordance with applicable Board policies;
5. Delegate project management authority for the project to the Assistant County Executive Officer/EDA 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
6. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 100,000	\$ 1,900,000	\$ 2,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Library Fund 18.35%, Development Impact Fee Funds (DIF) 81.65% (previously approved budget)			Budget Adjustment: No	
			For Fiscal Year: 2016/17-2017/18	

C.E.O. RECOMMENDATION: Approve

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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BACKGROUND:

Summary

On October 6, 2015, Item 3-24, the Board of Supervisors (Board) approved the Nuview Library Replacement Project in-principle and the estimated project budget of \$2,000,000. The project will include demolition of the existing modular library which is in disrepair; and will include construction of a new library of approximately 3,782 square feet. The new library is positioned in the same location as the previous facility. It will include a larger footprint to provide a more secure facility, will meet current Americans with Disabilities Act (ADA) standards and provide additional space for increased efficiency of operation. The existing septic tank will be replaced with a larger septic tank in order to accommodate the additional restroom capacity required to meet building codes.

On August 18, 2015, Item 3-28, the Board approved a pre-qualified list of architectural and engineering firms to be retained on an as-needed basis. The Economic Development Agency (EDA) selected Holt Architects from the pre-qualified list to provide architectural and engineering design services for the Nuview Library Replacement project. The plans and specifications have been completed and reviewed by all permitting authorities and found to be compliant to current building codes.

EDA requests that the Board approve the plans and specifications and authorize the Clerk of the Board to advertise the Notice Inviting Bids for the project and solicit bids from the pre-qualified contractors for General County Facilities Level 1, for construction of the project. The pre-qualification process ensures that bids are received from generally responsible and qualified firms, theoretically lessening the potential for claims and frivolous lawsuits.

Since the Nuview Library Replacement project will not substantially increase or expand the use of the site, and use of the site is limited to the same purpose and similar capacity, no direct or indirect physical environmental impacts are anticipated from with the replacement of the library.

Impact on Citizens and Businesses

The Nuview Library Improvement project will enhance the overall welfare of the community through the replacement of the existing modular library with a new facility providing a larger, more secure location for patrons to visit and will meet current ADA standards.

Additional Fiscal Information


Expenditures for FY 2016/17 are estimated at \$100,000; expenditures for FY 2017/18 are estimated at \$1,900,000. There is no cost associated with this particular action; however, the overall project budget in the amount of \$2,000,000 was approved on October 6, 2015 (Item 3-24) and will be funded through 18.35% Library Funds and 81.65% DIF Funds. Therefore, no departmental budget adjustment is required at this time.

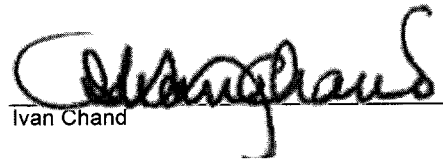
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Attachments:

Notice of Exemption
Specifications for the Nuview Library Replacement Project

RF:JV:VC:SP:RM:ES:mg FM08190007119 3434-13479
S:\Project Management Office\FORM 11'S\Form 11's in Process\3434- 13479_D4 - 007119 - NuView Library Rplcmnt Proj - Plans &
Specs and Advertise for Bids_031417.doc


Rohini Dasika, Principal Management Analyst 4/3/2017


Ivan Chand 4/5/2017


Gregory V. Priamos, Director County Counsel 3/28/2017



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/12/17 Date kb Initial

NOTICE OF EXEMPTION

December 7, 2016

Project Name: County of Riverside Nuvview Library Replacement Project

Project Number: FM08190007119

Project Location: 29990 Lakeview Avenue, south of 10th Street, unincorporated community of Lakeview, CA; APN: 426-180-021 (See attached exhibit).

Description of Project: On October 6, 2015, the County of Riverside (County) Board of Supervisors (BOS) approved Minute Order 3-24, adding the Nuvview Library Replacement Project to the Capital Improvement Project List. The Capital Improvement Plan identifies critical infrastructure improvements needed within the County. The existing Nuvview Library is comprised of five modular units which were installed in 1995 and total 2,160 square feet. The existing library is no longer adequate and the modular units are in disrepair and in need of replacement. The proposed Project, under the State California Environmental Quality Act (CEQA) consists of the demolition of the existing library and construction of a replacement facility totaling 3,760 square feet. The new building will in the same location as the previous facility, with a larger footprint to provide a more secure facility, accommodate Americans with Disabilities Act (ADA) standards and a more space for increased efficiency of operation. A larger septic tank will also be installed to replace the existing septic tank, to handle the additional restroom capacity required to meet building codes. No changes to the number of parking spaces, or increase in the capacity, or change in use would occur.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, 15301, Class 1, Existing Facilities Exemption; Section 15302, Class 2 (b) Replacement or Reconstruction; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15333).

Reasons Why Project is Exempt: The Project is exempt from the provisions of CEQA specifically by 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 that would potentially cause 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 demolition and replacement of the library on the proposed site.

APR 11 2017 3.17



Administration
Aviation
Business Intelligence
Cultural Services
Community Services
Custodial

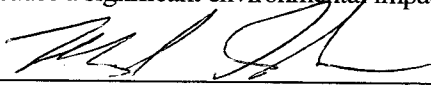
Housing
Housing Authority
Information Technology
Maintenance
Marketing

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

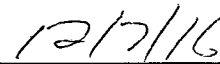
- Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The Project, as proposed, would require demolition of a 2,160-square-foot modular building and the replacement of the existing septic tank with a slightly larger tank. The project is in a location where public services and facilities are available to allow for the maximum development of the site identified in the general plan. The replacement of the existing septic tank with a slightly larger tank would fall within the allowable exemptions identified in Section 15301 (a) and (d) that includes alterations involving plumbing to maintain standards of health and safety. The existing septic tank is the same age as the existing modular library building and is in disrepair and in need of replacement. A larger septic tank is required to accommodate the additional restroom space that is required by code. The demolition of the structure would fall within the allowable exemption identified in Section 15301 (l)(3) as the square footage of demolition is less than both the 2,500 or 10,000 square-foot limits. The proposed Project would require negligible or no expansion of use as there would be no substantial increase in capacity or infrastructure needed for the Project; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15302 – Class 2 (b), Replacement or Reconstruction Exemption:** This categorical exemption includes "...replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced..." The proposed Project would demolish the existing single-story modular building and replace it with a new single-story building of substantially the same purpose and capacity. The proposed Project would have the same general purpose as the existing buildings to provide library services. While the footprint of the new building would be larger than the existing facility, however, the increase in size is required to provide a more secure facility, accommodate ADA standards and a more space for increased efficiency of operation. The increased building footprint would not alter the size of the project site, which is already developed with a surface parking lot and circulation access. The new building would not entail any modifications to the existing parking area such that more spaces would be created to allow additional customers nor would any additional employees be required that would increase the capacity or intensity of use of the library from its existing condition. Therefore, the Project meets the scope and intent of the Class 2 Exemption identified in Section 15302, 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 as the proposed project would replace an existing facility that are out of compliance with building codes and ADA requirements. The new replacement library would have the same purpose and intensity of use, would not require any changes to the existing land use and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Construction of the site will be temporary and is not anticipated to result in any significant impacts related to biological resources, noise, or air quality. 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.

Signed: _____



Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

Date: _____



RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Nuview Library Replacement Project

Accounting String: 542040-30100-7200800000-5201-FM08190007119

DATE: December 7, 2016

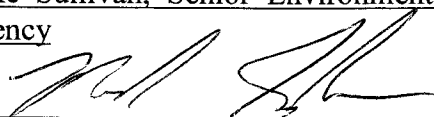
AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: _____



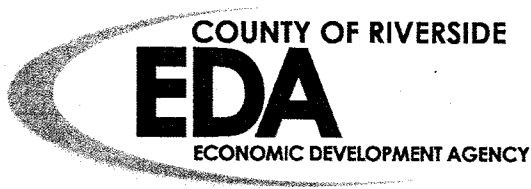
PRESENTED BY: Erik Sydow, Facilities Project Manager III, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: December 7, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM08190007119**
Nuview Library Replacement Project

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file