

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



ITEM
3.18
(ID # 3459)

MEETING DATE:

Tuesday, April 11, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Woodcrest Library Community Room Expansion Project – California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 1. [\$800,000 - Library Fund 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

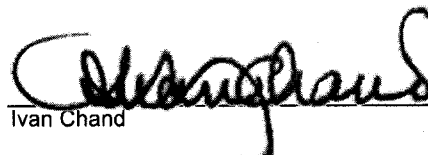
1. Find that the Woodcrest Library Community Room Expansion Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 – Class 1 Existing Facilities Exemption and 15061 (b)(3) “Common Sense” Exemption and direct the Clerk of the Board to file the Notice of Exemption;
2. Approve in-principle the Woodcrest Library Community Room Expansion Project located at 16533 Krameria Avenue, in Riverside, California, to expand the existing community room by approximately 1,200 square feet;

(Continued)

ACTION: Policy, CIP


Robert Field, Assistant County Executive Officer/EDA

3/6/2017


Ivan Chand

4/5/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: (Continued)

3. Approve a project budget of \$800,000 and authorize the use of the Library Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;

4. 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

5. 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	\$ 700,000	\$ 800,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Library Fund 100%			Budget Adjustment: No	
			For Fiscal Year: 2016/17-2017/18	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Woodcrest Library has been open to the public since 2008. The 10,082 square foot facility is located in the unincorporated community of Woodcrest within Riverside County (County). The community room within the library maintains approximately 1,108 square feet of the existing space. The community room is primarily used for senior and disability activity classes, family/child story time, and book clubs; life classes, tutoring, movie screening, and other activities. It also serves the community by hosting the Woodcrest Municipal Advisory Council (Woodcrest MAC). The Woodcrest MAC holds periodic town hall meetings to keep local residents advised of current issues or concerns and helps provide an open dialogue between members of the community and County staff representing various agencies.

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STATE OF CALIFORNIA**

The Woodcrest Library project seeks to expand the existing community room by approximately 1,200 square feet. Expanding the room will provide the library and local community of Woodcrest the appropriate space for continued educational, cultural and civic related enhancement programs. EDA will be using the Job Order Contracting procurement method for the completion of the project.

The expansion will occur on previously developed land, it will not substantially increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity. No direct or indirect physical environmental impacts are anticipated from the minor expansion.

Impact on Residents and Businesses

The Woodcrest Library Community Room Expansion project will offer greater access to Riverside County residents to the library's personal enrichment classes and programs.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	50,800
Construction Management	2	0
Construction Contracts	3	483,000
Offsite Construction	4	0
Project Management	5	42,500
Fixtures, Furnishings, Equipment	6	16,000
Other Soft Costs / Specialty Consultants	7	80,500
Project Contingency	8	72,000
Minor Construction	9	55,200
Project Budget		\$800,000


Expenditures for FY 2016/17 are estimated at \$100,000; expenditures for FY 2017/18 are estimated at \$700,000. All costs associated with this project will be 100% funded through the Library Fund; therefore no departmental budget adjustment is required at this time.

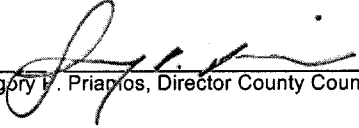
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STATE OF CALIFORNIA

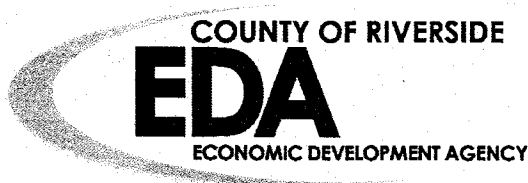
Attachment:

Notice of Exemption

RF:JV:VC:SP:RM:ES:mg FM08190008244 3459-13480
S:\Project Management Office\FORM 11'S\Form 11's in Process\3459 -13480_D4 - 008244 - Woodcrest Library CommRm Expnsn
Proj - In-Principle & ProjBdgt_031417.doc


Rekini Dasika, Principal Management Analyst 4/3/2017


Gregory B. Priaplos, Director County Counsel 3/20/2017



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

NOTICE OF EXEMPTION

4/12/17
Date

kb
Initial

February 1, 2017

Project Name: County of Riverside, Woodcrest Library Community Room Expansion Project

Project Number: FM08190008244

Project Location: 16533 Krameria Avenue, south of Van Buren Boulevard, east of Trisha Way, Assessor's Parcel Number (APN) 273-180-002, unincorporated community of Woodcrest, Riverside, California 92508

Description of Project: The County of Riverside (County) intends to expand the existing Community Room at the Woodcrest Library (Library) located at 16533 Krameria Avenue, in the unincorporated community of Woodcrest, California APN 273-180-002. On July 27, 2005, the Board of Supervisors approved an agreement with HMC Architects to design the 10,082 square-foot Library. The Community Room within the existing Library maintains approximately 1,108 square feet of the existing space. The Community Room is primarily used for senior and disability activity classes, family/child story time, book clubs, life classes, tutoring, movie screening, etc., and also serves the community by hosting the Woodcrest Municipal Advisory Council, which holds periodic town hall meetings to keep the local community advised of current issues and concerns and provide an open dialogue between members of the community and county staff representing various agencies.

The Woodcrest Library Community Room Expansion Project seeks to expand the existing Community Room by approximately 1,200 square feet. Due to the demand for the community room and programs, expanding the Community Room will provide the Library and local community of Woodcrest the appropriate space for continued educational, cultural and civic related enhancement programs. The expansion of the Community Room at the Woodcrest Library is identified as the proposed project under CEQA. The expansion of use would not be substantial and would be within the limits identified for the use of a Categorical Exemption under CEQA. No direct or indirect physical environmental impacts are anticipated from the limited expansion.

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 California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Article 19, Sections 15061 and 15300 to 15333.

APR 11 2017 3.18

www.rivcoeda.org

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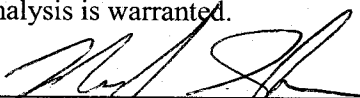
Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Foreign Trade
Graffiti Abatement

Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development

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 potentially have 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 expansion of the Community Room at the Library.

- **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, is the minor expansion of the Community Room at the existing Library, resulting in an additional 1,200 square feet of space. The expansion would occur on previously developed land, would not substantially increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; 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 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 expansion will not result in any direct or indirect physical environmental impacts. The additional 1,200 square feet of expansion would require some minor alterations to accommodate the additional space, but would not alter the function or use of the site or have any external physical effects. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. No alterations and no impacts beyond the ongoing, existing use of the site would occur. 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, Economic Development Agency 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: 2/1/17

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Woodcrest Library Community Room Expansion Project

Accounting String: 542040-30100-7200800000- FM08190008244

DATE: February 1, 2017

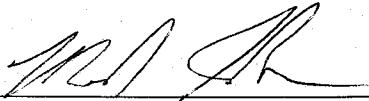
AGENCY: Riverside County Economic Development Agency

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: February 1, 2017

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 # FM08190008244**
Woodcrest Library Community Room Expansion 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

Administration
Aviation
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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