

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



**ITEM**  
3.2  
(ID # 6259)

**MEETING DATE:**

Tuesday, March 20, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Woodcrest Library Tenant Improvements Project - California Environmental Quality Act Exempt, Approval of Revised Project Budget, District 1. [\$1,369,025 - Quimby Fees - 40%, Library Fund - 60%]

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

1. Find that the Woodcrest Library Tenant Improvements Project (formerly known as the Woodcrest Library Community Room Expansion Project) is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;
2. Approve an increase to the budget by \$1,369,025 for the Project for a revised project budget of \$2,169,025; and
3. Authorize the use of Quimby Fees and Library Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses.

**ACTION:** Policy, CIP

Robert Field, Assistant County Executive Officer/EDA 3/8/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: March 20, 2018  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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<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>	\$ 0	\$ 1,369,025	\$ 1,369,025	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Quimby Fees - 40% (\$542,256); Library Fund - 60% (\$826,769)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2018/19	

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

**BACKGROUND:**

**Summary**

The Woodcrest Library was constructed in 2007 and is located within the unincorporated community of Woodcrest at 6625 Krameria Avenue, Riverside, California, 92504. The library averages 10,000 visitors per month and the building is approximately 10,000 gross square feet.

On April 11, 2017, Item 3.18, the Board of Supervisors (Board) approved a community room expansion project of 1,200 square feet and budget of \$800,000 (100% Library Fund). Through programming, space planning, and community feedback, the Riverside County Library System has approved an alternate plan to add approximately 2,200 square feet to the existing library and renovate an additional 3,000 square feet. The project title was revised to capture the expanded scope, which will double the size of the existing community room, renovate the children's area, and expand the existing library collection floor.

Pursuant to CEQA, the Woodcrest Library T.I. project was reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301 Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The project, as proposed, is limited to minor repairs, interior and exterior alterations and new finishes to the community room, children's area and the expansion of the main floor. The improvements will not alter the overall function of the facility. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it merely involves minor repairs and alterations to an existing facility to provide necessary upgrades to allow for better use and functioning of the property. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

EDA is seeking Board approval for a project budget increase by \$1,369,025, from \$800,000 to \$2,169,025 to the Project. EDA will pursue the most cost effective project delivery method and award in accordance with applicable Board policies.

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**Impact on Residents and Businesses**

The Project will allow visitors greater access to library materials, a larger meeting room for the community and special events, and general improvements that enhance the existing functionality of the library.

**Additional Fiscal Information**


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

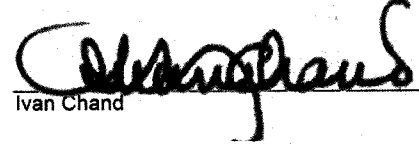
<b>PROJECT BUDGET LINE ITEMS</b>	<b>CATEGORY</b>	<b>PROJECT BUDGET</b>	<b>PROJECT BUDGET INCREASE</b>	<b>REVISED PROJECT BUDGET</b>
Architectural Design	1	50,800	99,200	150,000
Construction Management	2	0	0	0
Construction Contract	3	483,000	906,650	1,389,650
Offsite Construction	4	0	0	0
Project Management	5	42,500	11,791	54,291
Fixtures, Furnishings, Equipment	6	16,000	209,000	225,000
Other Soft Costs / Specialty Consultants	7	80,500	72,400	152,900
Project Contingency	8	72,000	125,184	197,184
Minor Construction	9	55,200	(55,200)	0
<b>Revised Project Budget</b>		<b>\$ 800,000</b>	<b>\$ 1,369,025</b>	<b>\$ 2,169,025</b>

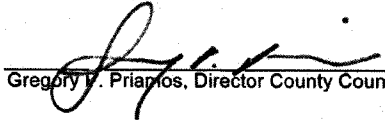
The previously approved project budget on April 11, 2017, Item 3.18, in the amount of \$800,000 is 100% funded by the Library Fund. All costs associated with this Board action will be expended in FY 2018/19 and will increase the project budget by \$1,369,025; 40% (\$542,256) is funded with Quimby Fees and 60% (\$826,769) with the Library Fund.

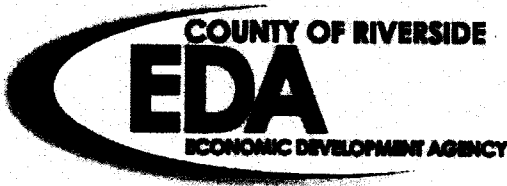
RF:HM:VC:SP:RM:ES:tv      FM08190008244      6259 - 13770  
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Rohini Dasika, Principal Management Analyst 3/13/2018

  
Ivan Chand 3/13/2018

  
Gregory V. Priamos, Director County Counsel 3/8/2018



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

\_\_\_\_\_ Date

Via EDA  
Initial

## NOTICE OF EXEMPTION

January 30, 2018

**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.

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Administration  
Aviation  
Business Intelligence  
Cultural Services  
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Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

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

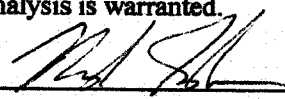
Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

**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.

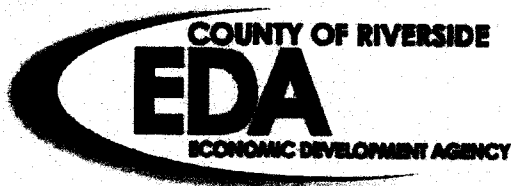
Signed: \_\_\_\_\_



Date: \_\_\_\_\_

1/30/18

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



**Date:** January 30, 2018  
**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 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

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

Attachment

cc: file

**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: January 30, 2018

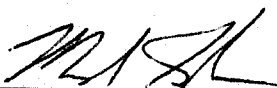
AGENCY: Riverside County Economic Development Agency

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) \_\_\_\_\_