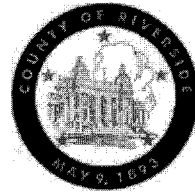


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM  
3.41  
(ID # 6002)**

**MEETING DATE:**

Tuesday, August 28, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND TRANSPORTATION AND LAND MANAGEMENT AGENCY: McKenzie Highway Operations Center Roof and HVAC Replacement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 1. [\$206,745 – Gas Tax – 100%]. (Clerk of the Board to File Notice of Exemption)

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


1. Approve the McKenzie Highway Operations Center Roof and HVAC Replacement (McKenzie Hwy Ops Roof and HVAC) Project for inclusion on the Capital Improvement Program (CIP) project list;
2. Find that the Project 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, Section 15061 (b)(3) "Common Sense" Exemption, and direct the Clerk of the Board to file the Notice of Exemption;
3. Approve in-principle the McKenzie Hwy Ops Roof and HVAC Project at the Survey and Inspection Building located at 2950 Washington Street in Riverside;

Continued on page 2

**ACTION:** Policy, CIP

  
Robert Field, Assistant County Executive Officer/ECD

12/21/2017

  
Patricia Romo, Director of Transportation

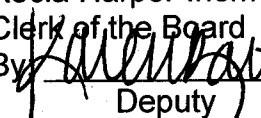
8/9/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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:** August 28, 2018  
**xc:** EDA, Transp., Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

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

4. Approve a project budget in the amount of \$206,745 for the Project;
5. Authorize the use of Gas Tax funds, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses; and
6. Delegate project management authority for the Project to the Assistant County Executive Officer/ECD 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.

<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>	\$ 206,745	\$ 0	\$ 206,745	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Gas Tax – 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2018/19	

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

**BACKGROUND:**

**Summary**

The existing Survey and Inspection Building located within the Transportation Department McKenzie Yard was built over 40 years ago. Over the past two years, water leaks were observed at multiple areas of the Building including offices and the materials laboratory (lab) experienced inefficiencies in the cooling system. There are three main areas of concern and in need of repair or replacement:

- Rain Gutters: The rain gutters are rusted, decayed and do not drain storm water properly.
- Roof: The roof has caved in at multiple locations and started to undermine the ceiling causing water leaks. Attached are photos depicting the most severe roof cave-ins and an example photo of the ceiling water leak.
- HVAC Unit: One of the HVAC units supporting the materials lab has not worked efficiently for the past two years and the lab temperatures during the summer rise to uncomfortable levels. Repair services were called six times in 2017 alone.

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

**BACKGROUND:**

**Summary (Continued)**

The scope of work may include the following improvements to the Building:

- Removal of existing formed fascia sheet metal with enclosed rain gutters, replacement of decaying fascia support boards, repair of sagging stucco sections under the eaves, and placement of a flat prefinished sheet metal fascia with external rain gutters connecting to the existing down spouts.
- Removal of existing composite sheet roofing, replacement of decaying sections of wood decking and repair and or replacement of air conditioning supports, placement of a roof with a suitable hot asphalt-type roof.
- Removal of one existing three-ton HVAC unit and duct system on the south west corner of the building and placement of a new compatible three-ton unit with a new duct system.

EDA recommends the Board approve the McKenzie Hwy Ops Roof and HVAC project, and the project budget in the amount of \$206,745 to begin the development phase of the project. EDA will pursue the Job Order Contracting (JOC) delivery method and award in accordance with applicable Board policies.

The new roof and upgrade to the HVAC unit at the McKenzie Highway Operations Center would replace the existing roof and HVAC unit. The McKenzie Highway Operations Center is an existing County facility that provides transportation services and the replacement infrastructure is needed to continue operation. The replacement of the roof and HVAC unit would occur at the same site and same location, 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 for the same purpose and with a similar capacity. No direct or indirect physical environmental impacts are anticipated.

**Impact on Residents and Businesses**

The Project will have no negative impact on residents or businesses and improve the working environment for personnel occupying the building.

**Additional Fiscal Information**

(Commences on Page 4)

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

**Additional Fiscal Information**

The approximate allocation of the project budget is as follows:


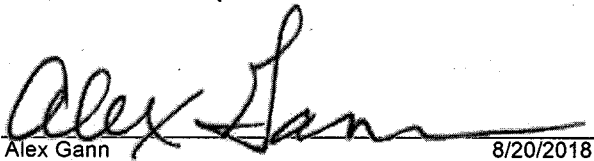
<b>PROJECT BUDGET LINE ITEMS</b>	<b>CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	0
Construction Management	2	0
Construction Contract	3	149,900
Offsite Construction	4	0
Project Management	5	6,440
Fixtures, Furnishings, Equipment	6	27,000
Other Soft Costs / Specialty Consultants	7	3,450
Project Contingency	8	18,729
Minor Construction	9	1,226
<b>Project Budget</b>		<b>\$ 206,745</b>

All costs associated with this Board action will be expended in FY 2018/19 and will be 100% funded by the Gas Tax fund.

**Attachments:**

- Notice of Exemption
- Exhibits A to D

RF:HM:VC:SP:JA:BL:tv      FM08313008802      6002 - 13745  
 S:\Project Management Office\FORM 11'S\FORM 11's\_In Process\6002 - 13745\_D6 - 008802 - McKenzie Hwy Ops Cntr Roof & HVAC Replacement-In Principle & Proj Budget\_082818.doc

   
 Nehini Dasika, Principal Management Analyst      8/20/2018      Alex Gann      8/20/2018

  
 Gregory P. Priamos, Director County Counsel      8/7/2018

Exhibit A

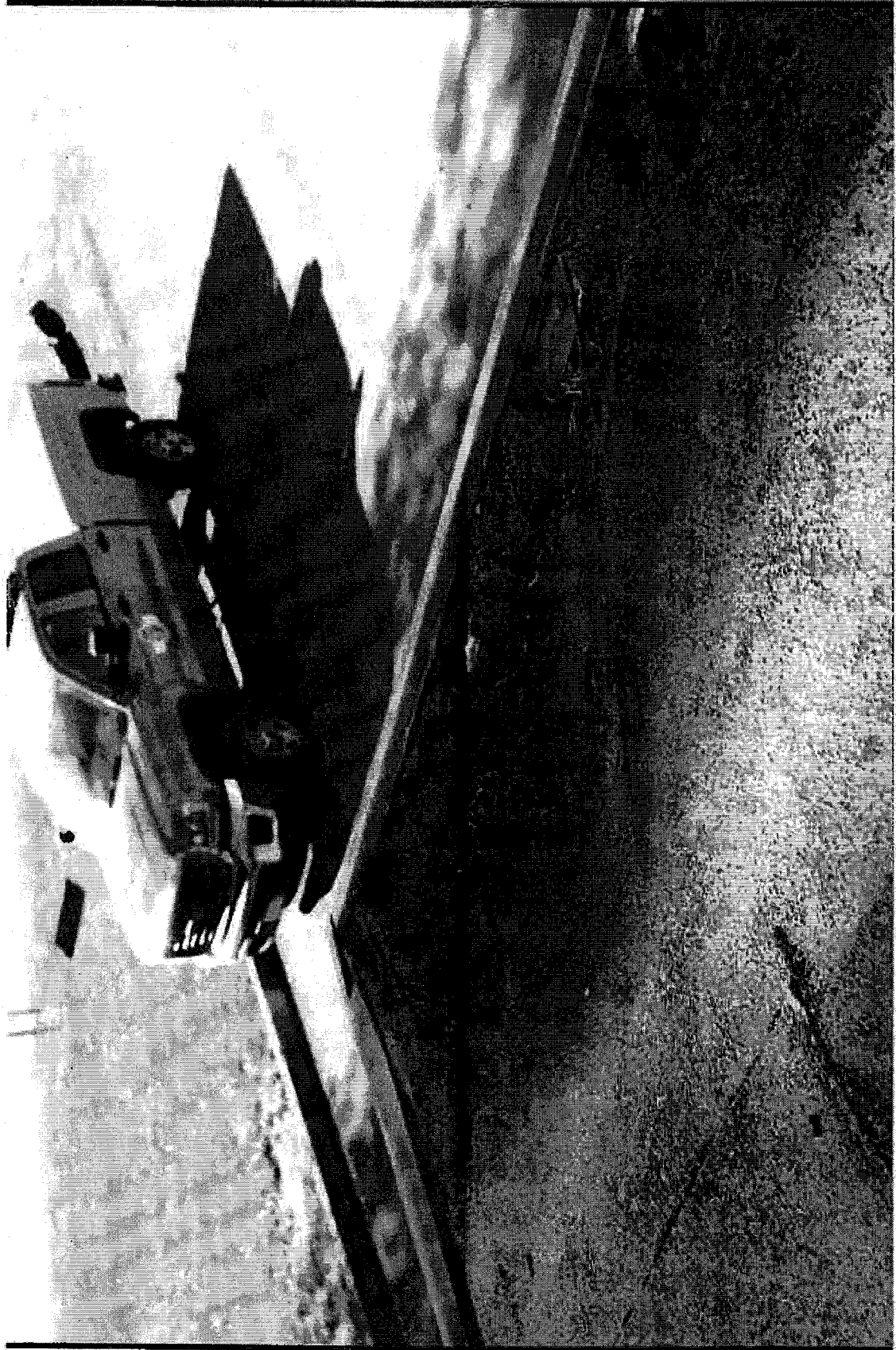


Exhibit B

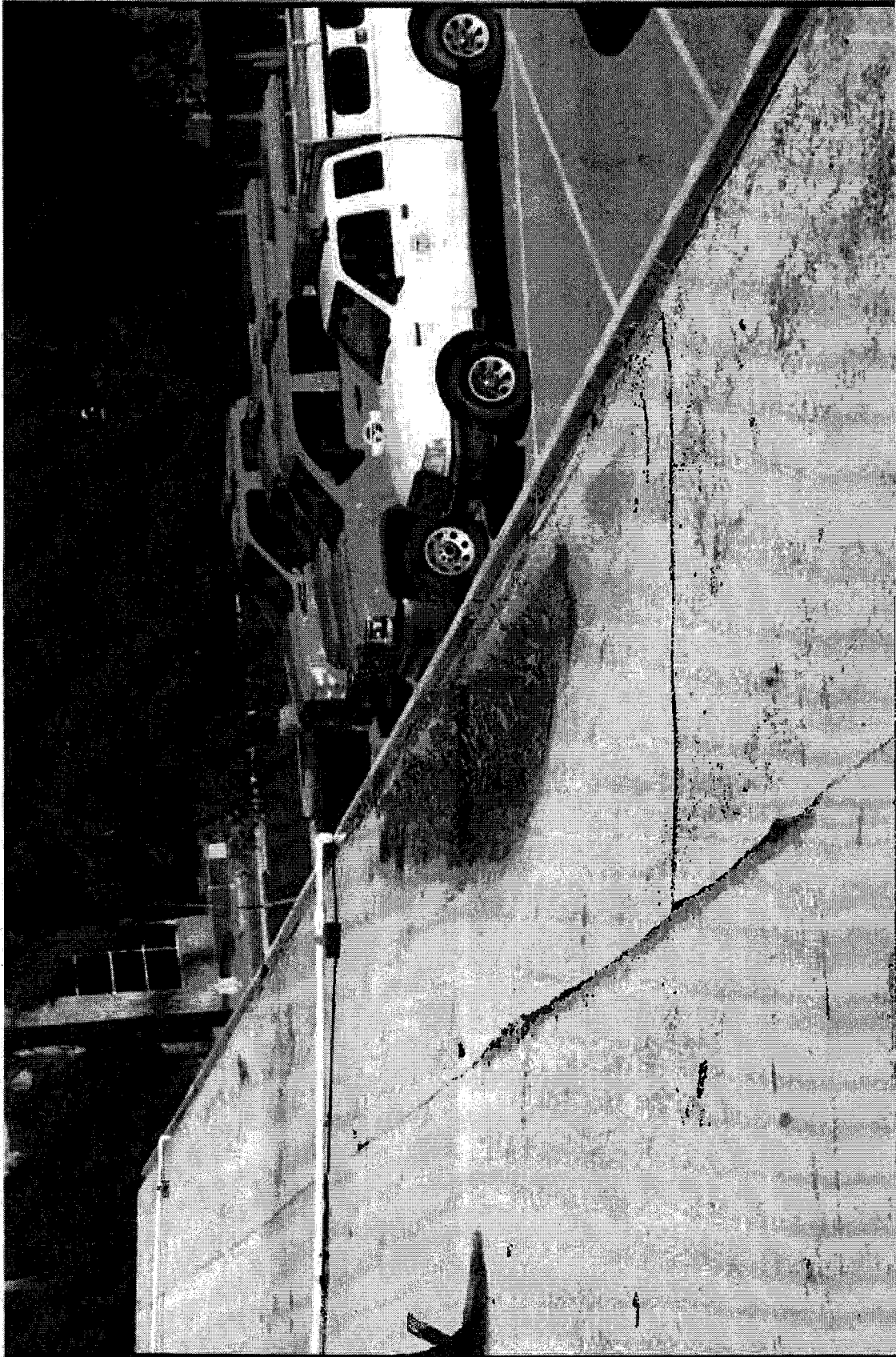
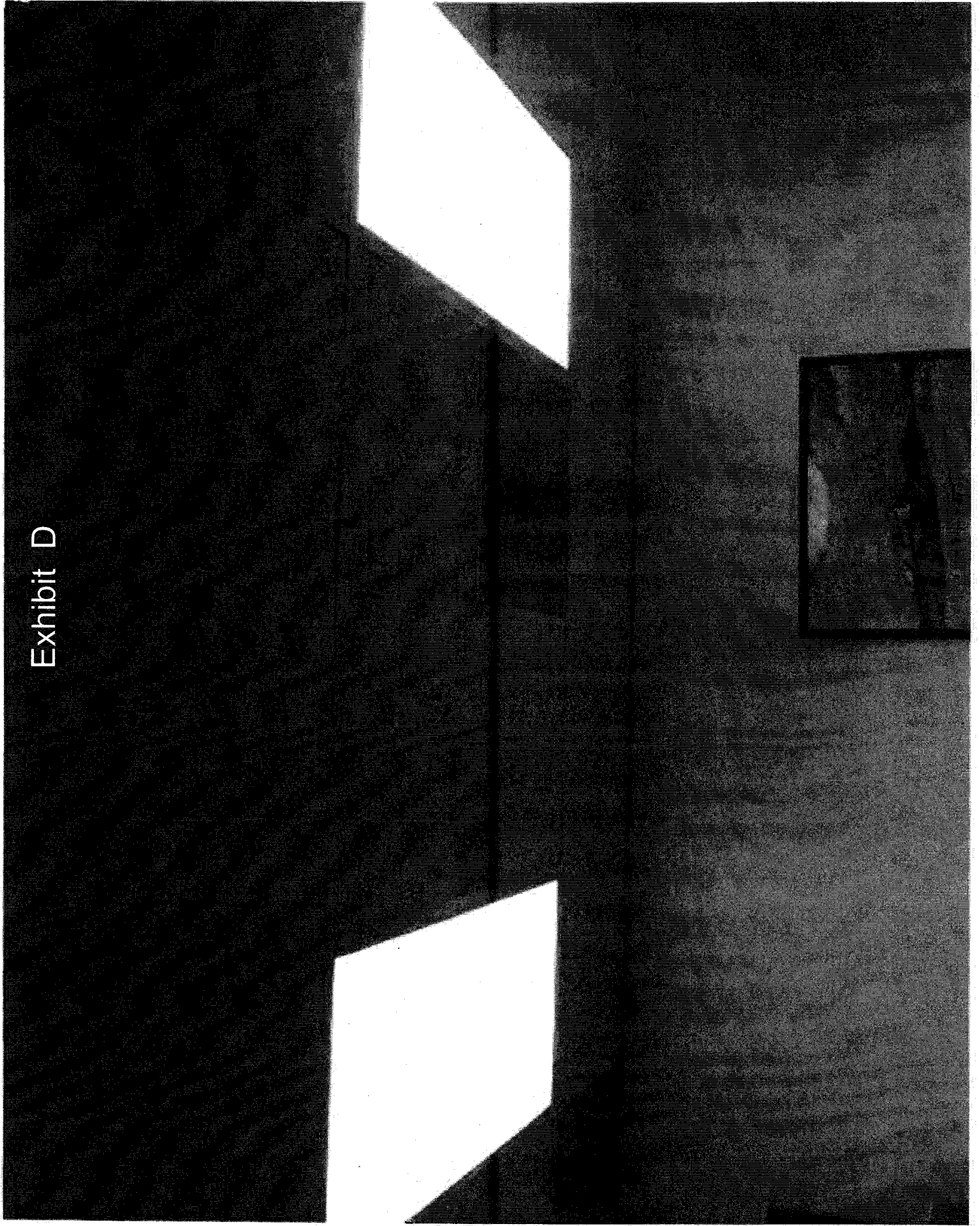




Exhibit C



Exhibit D







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

8/29/18 Date

W Initial

NOTICE OF EXEMPTION

December 14, 2017

Project Name: County of Riverside, Riverside McKenzie Highway Operations Center Roof Replacement and HVAC Upgrade Project, Riverside

Project Number: FM08313008802

Project Location: : 2950 Washington Street, north of Lincoln Avenue, Riverside, California; Assessor's Parcel Number (APN): 230-340-003

Description of Project: The County of Riverside Survey and Inspection Building at the McKenzie Highway Operations Center at 2950 Washington Street in Riverside (APN 230-340-003) is in need of a new roof and HVAC unit due to the current condition, which is prohibiting efficient operation of the facility. The scope of work would include the removal of the existing roof and rain gutter components and replacement of the roof with a suitable hot asphalt-type roof. The existing three-ton HVAC unit on the south west corner of the building would be removed and replaced with a new compatible three-ton unit. The McKenzie Highway Operations Center Roof Replacement and HVAC Upgrade Project would occur at the same site and in the same location as the previous roof and HVAC, on previously developed land, and is limited to the continued use of the site for the same purpose and capacity. No direct or indirect physical environmental impacts are anticipated with the roof and HVAC replacement. The replacement of the roof and upgrade of the HVAC is identified as the proposed Project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide transportation services and will not result in an expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

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 Existing Facilities Exemption; Section 15302 Replacement or Reconstruction; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301 and 15302.

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 replacement of the roof and upgrade to the HVAC at the McKenzie Highway Operations Center.

AUG 28 2018 3.41

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Administration
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Community Services
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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 (b)–Existing Facilities:** This Class 1 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 replacement of the existing emergency generator with a new generator of the same purpose and substantially similar capacity and would be within the RUHS Medical Center and would be consistent with the existing land use. The project, as proposed, is a replacement of a portion of an existing facility and associated existing equipment to maintain the appropriate level of transportation services. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15302 (c) –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the 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. Under (c), replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The project, as proposed, is the replacement of an existing roof and upgrade of an existing HVAC system, both of similar size and capacity. Both components are part of an existing facility that provides transportation services and the replacement would have the same purpose as the existing roof and HVAC unit. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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. The proposed new roof and HVAC unit to replace the existing roof and HVAC unit at an existing facility will not result in any direct or indirect physical environmental impacts. The replacement features would not increase the capacity of the site and would be installed to continue the provision of transportation services at an existing facility. The use and operation of the roof and HVAC unit at the McKenzie Highway Operations Center will be substantially similar to the existing use and will not create any new environmental impacts. 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: 12/14/17

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: McKenzie Highway Operations Center Roof Replacement and HVAC Upgrade Project, Riverside

Accounting String: 528500-10000-7200800000- FM08313008802


DATE: December 14, 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: Blanca Limon, Facilities Project Manager II, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: December 14, 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 # FM08313008802**  
McKenzie Highway Operations Center Roof Replacement and HVAC Upgrade Project, Riverside

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