

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



ITEM: 3.9
(ID # 14588)

MEETING DATE:
Tuesday, March 23, 2021

FROM: FACILITIES MANAGEMENT AND BUSINESS AND COMMUNITY SERVICES:

SUBJECT: FACILITIES MANAGEMENT (FM) AND BUSINESS AND COMMUNITY SERVICES: Glen Avon Library Exterior Structural Restoration Project – California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 2. [\$300,000 - Library Fund-100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Glen Avon Library Exterior Structural Restoration (Glen Avon Library Exterior Restoration) Project for inclusion in the Capital Improvement Program (CIP);
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption;
3. Approve in-principle the Glen Avon Library Exterior Restoration Project located at 9244 Galena Street, in Riverside, California; to perform minor exterior improvements to the existing library;

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ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 3/4/2021


Suzanne Holland, Director of EDA

3/5/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: March 23, 2021
xc: FM, BCS, Purchasing

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a project budget in the amount not to exceed \$300,000 for the Project;
5. Authorize use of the Library Fund, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management 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
7. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$100,000, per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for this project, and the sum of all project contracts shall not exceed \$300,000.

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 300,000	\$ 0	\$ 300,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Library Fund-100%			Budget Adjustment: No	
			For Fiscal Year: 2020/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

The Glen Avon Library has been open to the public since 1995, serving the communities of Glen Avon, Pedley, and City of Jurupa Valley. The interior finishes were recently updated and moderate structural improvements are required to remedy localized water damage and replace faulty surfaces to the exterior in order to ensure the health and safety of the patrons. The 19,996 square foot facility is located within the Second District of Riverside County, in the City of Jurupa Valley's community of Glen Avon. The scope of work includes but is not limited to: removal and replacement of the dilapidated canopy and trellis structure and replacement of all falling facia tile; staining of the existing concrete with an alternate color and painting of the entire exterior of the facility.

Facilities Management recommends the Board approve the Glen Avon Library Exterior Restoration Project and project budget in the amount not to exceed of \$300,000. FM will pursue the most cost-effective project delivery method and award in accordance with applicable Board policies.

Pursuant to CEQA, the Glen Avon Library Exterior Restoration 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, alterations and new finishes to the exterior of the Library. 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 FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

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Impact on Residents and Businesses

The Glen Avon Library Exterior Structural Restoration Project will enhance the patron experience with a new look and improve functionality and safety with the canopy improvements.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	15,000
Construction Management	2	0
Construction Contracts	3	240,000
Offsite Construction	4	0
Project Management	5	10,826
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	6,901
Project Contingency	8	27,273
Minor Construction	9	0
Project Budget		\$ 300,000

All costs associated with this Board action will be expended in FY 2020/21 and are 100% funded through the Library Fund.

RS\VC\SP\RB\ES\mg

FM05190011163

MT #14588

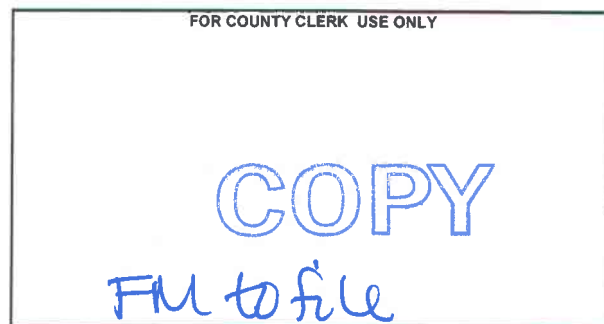
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Tina Grande, Director of Purchasing 3/1/2021


Steven Atkeson 3/14/2021


Gregory Priapos, Director County Counsel 3/10/2021

Riverside County
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507



NOTICE OF EXEMPTION

February 17, 2021

Project Name: Glen Avon Library Exterior Refresh Project

Project Number: FM05190011163

Project Locations: 9244 Galena Street, west of Feldspar Street, Jurupa Valley, California; Assessor's Parcel Number (APN): 167-160-023

Description of Project: The Glen Avon Library has been open to the public since 1995, serving the communities of Glen Avon, Pedley, and City of Jurupa Valley. The interior finishes were recently updated and moderate improvements to the exterior are needed to bring enhance the aesthetic look of the library, rectify localized water damage and replace dated finishes. The 19,996 square-foot facility is located in the incorporated city of Jurupa valley community of Glen Avon, Second District, Riverside County (County). The Glen Avon Library Exterior Refresh Project will remove and replace damaged and unwanted canopy and trellis structure, remove and replace all facia tile, stain the concrete an alternate color, and paint the entire exterior. The completion of improvements at the Glen Avon Library is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; 15061(b)(3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

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 implementation of improvements at the Glen Avon Library.

- **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 project, as proposed, is limited to the completion of minor improvements at the Glen Avon Library. The use of the facilities would continue to provide public services and would not result in a significant increase in capacity or intensity of use. 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 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 completion of improvements at the Glen Avon Library will not result in any direct or indirect physical environmental impacts. The improvements would occur at an existing facility, would not alter the footprint and is being completed to create a compliant and safe facility for patrons. The use of the facility for public services would remain unchanged. 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, Facilities Management 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: 2-17-21

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management