

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Public Works

[Signature]

BOARD AGENDA # *C-1

Urgent

Routine

AGENDA DATE April 21, 2015

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt the Mitigated Negative Declaration and Approval of the Preliminary Plans for the Morgan Road Heavy Equipment Shop/Administration Building Project

STAFF RECOMMENDATIONS:

1. Adopt the Mitigated Negative Declaration Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(B), by finding that on the basis of the whole record, including the Initial Study and any comments received, there is no substantial evidence the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk Recorder's office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.

(Continued on Page 2)

FISCAL IMPACT:

The estimated total cost of the Morgan Road Heavy Equipment Shop/Administration Building Project is \$15,777,745 which includes the following revenue sources:

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-158

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:

ATTEST:

[Signature]
ELIZABETH A. KING, Assistant Clerk

File No.

Approval to Adopt the Mitigated Negative Declaration and Approval of the Preliminary Plans for the Morgan Road Heavy Equipment Shop/Administration Building Project

STAFF RECOMMENDATIONS (Continued):

3. Approve the Preliminary Plans for the Public Works Maintenance Shop and Administration Building Reconstruction Project.
4. Authorize the Public Works Director to finalize the plans and specifications and advertise the project for construction.

FISCAL IMPACT (Continued):

Congestion Mitigation, Air Quality (CMAQ)	\$1,995,915
Morgan Shop Internal Services Fund (ISF)	\$3,380,000
Road and Bridge Fund	\$3,809,085
Public Facility Fees (PFF)	\$2,592,745
Internal Financing (Tobacco Endowment Fund)	\$4,000,000
Total Revenue	\$15,777,745

On February 3, 2015, the Board of Supervisors approved the above funding plan. Funding will be included in the Fiscal Year 2015-2016 Proposed Budgets for the Public Works Road and Morgan Shop Budgets.

DISCUSSION:

The Public Works Morgan Facility is a 15.3 acre site originally developed in the 1950's, with most structures built and occupied by 1958. Over the past 56 years the site has seen various minor improvements and maintenance efforts. Much of the site remains in its original state. As a part of the replacement of aging and dilapidated buildings, the Public Works Maintenance Shop and Administration Building Replacement Project will also make site improvements to improve function and efficiency of the current and remaining uses of the site. These uses will include the Public Works Shop, Public Works Administration, Household Hazardous Waste, and the County Fueling Facility.

On February 11, 2014, the Board approved a Professional Services Contract with LDA Partners to design the new maintenance shop and administration building. Civil Engineering design was completed with Public Works staff.

On February 3, 2015, the Board approved the financial plan for the construction of the Public Works Maintenance Shop and Administration Building Reconstruction and Parks Relocation Project.

The Morgan Road Heavy Equipment Shop/Administration Building Project involves 9.5 acres of the 15-acre site and consists of: new buildings to replace the existing maintenance shop, sign shop, carpenter shop, trailers and administration building; a mixture of permeable paver

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and asphalt pavement parking lots; utility services from existing adjacent sources; and improvements to the adjacent frontage of Morgan Road.

Public Works staff recommends that the Board adopt the Mitigated Negative Declaration Pursuant to CEQA Guidelines Section 15074(B), by finding that on the basis of the whole record, including the Initial Study and any comments received, there is no substantial evidence the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects Stanislaus County's independent judgment and analysis.

Pursuant to CEQA, Public Works staff has prepared and circulated an Initial Study/Mitigated Negative Declaration to various agencies and to the public. The public comment period closed March 11, 2015. Staff received no comments from the public.

Public Works anticipates advertising the Project in late spring with construction starting late summer and will take approximately two years to complete.

POLICY ISSUES:

The recommended actions are consistent with the Board's priorities of providing a Safe Community, A Healthy Community, and A Well Planned Infrastructure System by replacing aging, dilapidated buildings, and constructing Compressed Natural Gas compliant facilities which support Public Works.

STAFFING IMPACT:

Public Works staff is overseeing this project.

CONTACT PERSON:

Matt Machado, Public Works Director. Telephone: (209) 525-4153.
Colt Esenwein, Public Works Deputy Director. Telephone: (209) 525-4184.

ATTACHMENTS:

1. Negative Declaration
2. Preliminary Plans - Administration Building
3. Preliminary Plans - Vehicle Maintenance Shop

**ATTACHMENTS AVAILABLE
FROM CLERK**

CE:aa
H:\CLERICAL\Board Items\2015\Colt's\Morgan Road Heavy Equipment Shop and Administration Building BOS
4-21-15