

648
**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Economic Development Agency **SUBMITTAL DATE:** December 6, 2004

**SUBJECT: Public Hearing, Environmental Findings, and Site Approval for the
Mecca Library and Sheriff Substation Project**

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the *De Minimus* Finding, as there is no evidence that the proposed project will have an adverse effect upon wildlife resources;
2. Adopt the Negative Declaration for the environmental assessment for the construction of an 11,000 square foot library and sheriff substation based on the findings incorporated in the Initial Study and the conclusion that the proposed project will not have a significant effect on the environment;
3. Make the following findings:
 - a. The project is consistent with all the elements of the Riverside County Comprehensive General Plan and the Western Coachella Valley Community Plan,
 - b. The project is compatible with the present and future development of the surrounding property,
 - c. The project conforms to the public health, safety and welfare, and
 - d. There is no evidence that the project will have an adverse effect on wildlife resources;

BJH:RZ:BJG:RF:JET:LMZR

Bradley J. Hudson, Assistant CEO/EDA

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FINANCIAL DATA:

CURRENT YEAR COST: \$3,000,000

NET COUNTY COST: 0

BUDGET ADJUSTMENT: N/A

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: \$3,000,000 DCPA Redevelopment Agency Funding

ANNUAL COST \$0
IN CURRENT YEAR BUDGET: Yes
FOR FY: 2004/05

C.E.O. RECOMMENDATIONS:

APPROVE

County Executive Officer Signature:

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.
None

Dist.
4th District

COUNTY OF RIVERSIDE
DEC 11 AM 10:22

OFFICE EXECUTIVE
AGENDA NO

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

9.3

RECOMMENDED MOTION (CONTINUED):

4. Approve the use of the site located at 91-260 Avenue 66 in Mecca for the development of a library, sheriff substation and other public service offices;
5. Approve and authorize the Economic Development Agency to proceed with the development of the Mecca Library and Sheriff Substation;
6. Approve a budget of \$3,000,000 (three million dollars) for the entire project;
7. Conduct a public hearing for the proposed project pursuant to Section 33679 of the *California Health and Safety Code*; and,
8. Make the following findings:
 - a. The project assists in the elimination of physical blighting conditions.
 - b. The project benefits the Desert Communities Project Area.
 - c. No other reasonable means of financing the project are available to the community.
 - d. The proposed facility is consistent with the Desert Community Redevelopment Plan.

BACKGROUND:

The development of a new County Library and Sheriff Substation has been identified as a priority community development need in the unincorporated 4th District community of Mecca. In response to this need, the Redevelopment Agency is proposing to construct an 11,000 square foot facility that will house the Mecca Library, a Sheriff's Substation, and the Southern Coachella Valley Community Services District administrative offices. The portion of the project site surrounding the facility will be improved with parking, landscaping, and hardscaping appropriate to the new structure.

Staff recommends that the new facility be constructed upon a 0.75 acre site located on the northeast corner of Date Palm Street and Avenue 66 in Mecca. This site is owned by the Redevelopment Agency and is also the present location of the temporary Mecca Family and Farm Worker Service Center. A permanent facility for this Center, including a new medical and dental clinic, is currently under construction at a nearby site; construction of the new facility is expected to be completed in April 2005. At that time, the proposed site will be available for development of the new library and substation.

The environmental review for the development of the proposed facility has been completed. Based upon the findings in the Initial Study, the proposed project will not have a significant environmental impacts. Staff recommends an adoption of the *De Minimus* Finding

A Notice of Intent to Adopt a Negative Declaration was published November 26, 2004. A Negative Declaration and Notice of Determination have been prepared and will be filed upon adoption.

Agency staff recommends that the Board conduct a public hearing regarding the proposed project, pursuant to Section 33679 of the California Health and Safety Code. Attached is a Summary Report which has been made available to the public, detailing the facts supporting the redevelopment purposes for this project.

Attachments:

1. Notice of Intent to Adopt a Negative Declaration
2. Initial Study
3. Proof of Publication for Environmental Review
4. Summary Report
5. Proof of Publication for Public Hearing