

577C



**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE  
REDEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
September 3, 2008

**SUBJECT:** Sun City Library Expansion Project Approval of CEQA and Plans and Specifications

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

1. Make the following findings:
  - a. The Sun City Library Expansion Project is of benefit to the Sun City/Quail Valley Sub Area of I-215 Corridor Redevelopment Project Area and will help to effectuate the purposes of the Redevelopment Plan for the Project Area;
  - b. No other reasonable means of financing the project is available to the community due to limited funds which are insufficient to provide upgrades to public facilities and infrastructure;
  - c. The proposed project will assist with the elimination of blighting conditions within the Project Area by providing needed library facilities; and
  - d. Libraries are identified as needed projects in the Implementation Plan for the Project Area;

Continued on Page 2

*Deanna Lorson*

RZ:DL:TE: SH: JH: AF: GM

Robin Zimpfer, Executive Director  
by Deanna Lorson, Deputy Executive Director

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|                       |                               |      |                         |       |
|-----------------------|-------------------------------|------|-------------------------|-------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ 0 | In Current Year Budget: | Yes   |
|                       | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment:      | No    |
|                       | Annual Net County Cost:       | \$ 0 | For Fiscal Year:        | 08/09 |

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES**

|   |                                  |                          |
|---|----------------------------------|--------------------------|
| <b>SOURCE OF FUNDS:</b> I-215 Corridor Redevelopment Capital Improvement Funds, Sun City/Quail Valley Sub Area and Community Development Block Grant (CDBG) Funds | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
|   | Requires 4/5 Vote                | <input type="checkbox"/> |

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

**APPROVE.**

BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

Policy  Policy

Consent  Consent

Dept't Recomm.: Per Exec. Ofc.:

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3rd Dist.

4.4

FORM APPROVED COUNTY COUNSEL  
BY: *MS K. H. H.* 09-10-08  
DATE  
MARSHAL VICTOR

Departmental Concurrence

2. Adopt a Mitigated Negative Declaration for Environmental Assessment No. RDA/CEQA 2008-04, based on the findings incorporated in the Initial Study and the conclusion that the project will not have a significant effect on the environment;
3. Approve the Sun City Library Expansion Project; and
4. Approve the Plans and Specifications for the construction of the Sun City Library Expansion Project and Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the project.

**BACKGROUND:**

On October 5, 2007, JCJ Architecture was selected to perform architectural and consulting services to expand and renovate the Sun City Library located at 26890 Cherry Hills Boulevard in Sun City.

It is anticipated that the project will be funded with Redevelopment funds (\$2,500,000) and Community Development Block Grant (CDBG) funds (\$2,000,000) to expand and rehabilitate the existing 6,000 square foot library facility into a full-service library serving the Sun City area.

The existing Sun City Library will be expanded by approximately 4,000 square feet and be converted and modernized to accommodate full service library services for the growing community of Sun City. The interior space will be re-configured to accommodate more conference rooms, more study space, increased book capacity and storage, ADA bathrooms, a reception area, new staff facilities, and new electrical and plumbing systems. The exterior of the building will be redesigned to provide a more modern facade and aesthetic look. The parking area will be repaved and landscaping installed. The building will be operated by the Riverside County Library Systems who will in turn provide library services to the community.

Staff has prepared an Initial Study to assess the potential environmental effects of the Project. The Initial Study indicated all issues of environmental concern can be adequately mitigated to a level of insignificance. The public summary was prepared and available for review and that the 2 weeks notice was provided as required by law. Notice of the Initial Study and proposed Mitigated Negative Declaration has been published in the Press Enterprise newspaper in accordance with State CEQA Guidelines

Staff recommends that the Board approve the project, make the recommended findings, approve the plans and specifications, adopt the mitigated negative declaration and initial study and authorize the Clerk of the Board to advertise the notice inviting bids for the construction of the project.