

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



ITEM: 3.25
(ID # 18167)

MEETING DATE:

Tuesday, March 01, 2022

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Calimesa Library Facility Project – Approval of In-Principle, Preliminary Project Budget, and Project Budget Adjustment. District 5. [\$4,000,000 Total Cost - 62%-County Development Impact Fees Fund 30545-\$2,500,000, 28%-City of Calimesa Library Facilities Development Impact Fees Fund-\$1,110,000, 6%- City of Calimesa Library Operations Fund-\$226,285, 2%- City of Calimesa Donations/Deposits-\$77,861, 2%-Riverside County Library System Fund 21200-\$85,854] (CEQA Exempt) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Calimesa Library Facility Project (Project) for inclusion in the Capital Improvement Program (CIP); and
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 – Class 3 New Construction or Conversion of Small Structures Exemption, Section 15332 – Class 32 Infill Development Exemption, and Section 15061 (b)(3) “Common Sense” Exemption; and
3. Approve in-principle, the Project located at 974 Calimesa Boulevard in Calimesa, California, for construction of one new library facility of approximately 5,500 square feet; and

Continued on page 2

ACTION:Policy, CIP, 4/5 Vote Required


Suzanne Holland, Director of Office of Economic Development 2/1/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington seconded by Supervisor Spiegel 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 1, 2022
xc: O.E.D.

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a preliminary project budget in the amount not to exceed \$4,000,000 for the Project; and
5. Authorize the use of County DIF Fund 30545 in the amount not to exceed \$2,500,000, City of Calimesa Library Facilities DIF Fund in the amount not to exceed \$1,110,000, City of Calimesa Library Operations Fund in the amount not to exceed \$226,285, City of Calimesa Donations/Deposits in the amount not to exceed \$77,861, and the RCLS Fund 21200 in the amount not to exceed \$85,854 including reimbursement to the Office of Economic Development for incurred project related expenses; and
6. Approve and direct the Auditor-Controller to make corresponding budget adjustments as shown in Schedule A; and
7. Designate the Office of Economic Development as an Authorized Entity as it is defined in Board Policy No. B-11 for the purpose of implementing, administering and completing this Project; and
8. Delegate project management authority for the Project to the Director of the Office of Economic Development 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 within the approved project budget; and
9. 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 \$4,000,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 200,000	\$ 3,200,000	\$ 4,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 62%-County Development Impact Fees Fund 30545, 28%-City of Calimesa Library Facilities Development Impact Fees Fund, 6%- City of Calimesa Library Operations Fund, 2%- City of Calimesa Donations/Deposits, 2%-Riverside County Library System Fund 21200			Budget Adjustment: Yes	
			For Fiscal Year: 21/22 - 23/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Riverside County Library System (RCLS) covers the state's fourth largest geographic library service area, more than 7,000 square miles, and includes thirty-six libraries within the county. To increase local access to library services, RCLS has determined a need for a new library facility in the City of Calimesa. The current 2,400 sq.ft. branch is undersized and inadequate, and the modular units are in disrepair and in need of replacement. The Calimesa Library Facility project will create the additional space and opportunities to provide enhanced library services and programming to local patrons.

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The Calimesa Library Facility Project will be situated on the property located at 974 Calimesa Boulevard in Calimesa, California. The site will be prepped for a 5,500 square foot modular building with associated development including but not limited to: demolition, utilities, and concrete pad preparation; installation of modular library buildings, maintenance space, furniture, and site and parking improvements in compliance with the Americans with Disabilities Act (ADA) standards.

The City of Calimesa and the County initiated discussions on the participation and commitment of City of Calimesa Development Impact Fee Fund. On October 18, 2021, the City Council of Calimesa conceptually committed to fund offsite development and other improvements up to \$1,110,000 from City Library Facilities Development Impact Fees, \$226,285 from Library Operations Fund and \$77,861 from City of Calimesa donations and deposits. The Office of Economic Development will return to the Board at a future date with a memorandum of understanding and conceptual floor plan after negotiations and approval by the City of Calimesa City Council.

The Office of Economic Development recommends the Board of Supervisors (Board) approve the Calimesa Library Facility Project and the preliminary project budget in the not to exceed amount of \$4,000,000. The Office of Economic Development will procure the most cost-effective project delivery method and award in accordance with applicable Board policies.

Pursuant to CEQA, the proposed library was reviewed and determined to be categorically exempt. The Calimesa Library Facility Project, located at 974 Calimesa Boulevard in Calimesa, California, would be categorically exempt under State CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures Exemption; Section 15332 Infill Development Projects Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption. The Project, as proposed, will remove and replace an existing City of Calimesa building and install a new 5,500 square foot library. The Calimesa Library Facility Project is under five acres, consistent with the City of Calimesa zoning designation, and would not result in significant effects to environmentally sensitive species, traffic, noise, air or water quality, and the project site can adequately be served by all utilities and public services. With certainty, there is no possibility that the activities in question may have a significant effect on the environment and a Notice of Exemption will be filed by Office of Economic Development staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The Calimesa Library Facility Project will enhance the overall welfare of the community through a dedicated and augmented library facility for local patrons, as well as increased and enhanced personal enrichment classes and programs.

Additional Fiscal Information

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All costs associated with this Board action will be funded as follows: 62%-County Development Impact Fees Fund 30545-\$2,500,000, 28%-City of Calimesa Library Facilities Development Impact Fees Fund-\$1,110,000, 6%- City of Calimesa Library Operations Fund-\$226,285, 2%-City of Calimesa Donations/Deposits-\$77,861, 2%-Riverside County Library System Fund 21200-\$85,854. The Department requests a budget adjustment in attached Schedule A to increase revenue and appropriations for anticipated current fiscal year expenditures of \$200,000. The approximate allocation of the preliminary project budget is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	\$20,500
DESIGN	\$138,000
REGULATORY PERMITTING/INSPECTIONS	\$92,000
COUNTY ADMINISTRATION	\$25,500
CONSTRUCTION	\$3,360,167
PROJECT CONTINGENCY	\$363,833
PRELIMINARY PROJECT BUDGET	\$4,000,000

Attachment:

- Calimesa Library CEQA Notice of Exemption
- Schedule A Budget Adjustment

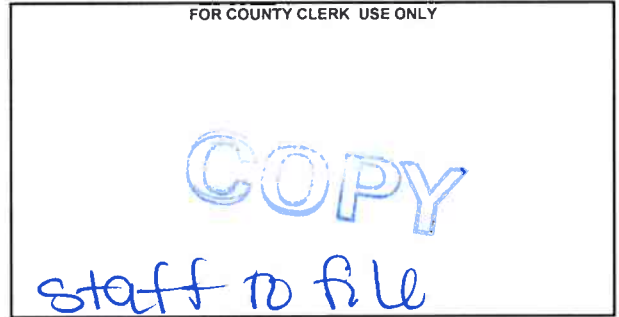
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Suzanna Mackley, Assistant Director of Purchasing and Fleet Service 1/25/2022


Scott Bruckner 2/23/2022


Gregory K. Priamos, Director County Counsel 2/17/2022

Riverside County
Office of Economic Development
3403 10th Street, Suite 400, Riverside, CA 92501



NOTICE OF EXEMPTION

January 10, 2022

Project Name: Calimesa Library Facility Project

Project Number: 18167

Project Location: 974 Calimesa Boulevard, south of County Line Road, APNs 411-080-021, 411-080-019

Description of Project: The Riverside County Library System (RCLS) covers the state's fourth largest geographic library service area, more than 7,000 square miles, and includes thirty-six libraries within the County. To enhance local access to library services, RCLS has determined a need for a new library in the City of Calimesa to replace the existing library located at 974 Calimesa Boulevard.

The Calimesa Library Facility Project will be situated on the property located at 974 Calimesa Boulevard in Calimesa, California. The site will be prepped for a 5,500 square foot modular building with associated development including but not limited to: demolition, utilities, and concrete pad preparation; installation of modular library buildings, maintenance space, furniture, and site improvements in compliance with the Americans with Disabilities Act (ADA) standards. The construction of the Library is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Office of Economic Development

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15303 New Construction or Conversion of Small Structures Exemption; Section 15332 Infill Development Projects Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15303, and 15332.

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 construction of the Calimesa Library.

- **Section 15303 (c) –New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Under (c), a store, motel, office, restaurant, or similar structure and not exceeding 10,000 square feet in floor area on sites zoned for such use is exempt if not involving the use of significant amounts of hazardous substances where public services and facilities are available, and the surrounding area is not environmentally sensitive. The project would result in the construction of a 5,500 square-foot library in Calimesa, respectively. The location is under 10,000 square feet, and consistent with the zoning. The operation of a library does not result in the use of a significant amount of hazardous substances and would provide public services at the facility. The Calimesa location is surrounded on all side by development that includes other public services and facilities and does not contain environmentally sensitive areas. Therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15332 (e)(2) –Infill Development Projects Exemption:** This Class 32 categorical exemption includes projects characterized as in-fill development meeting the following conditions: (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; (b) the development occurs within the City limits on a site of no more than 5 acres and is substantially surrounding by urban uses; (c) the site has no value as habitat for endangered, rare, or threatened species; (d) approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. The Calimesa Library would comply with condition (a) as the general plan and zoning for the site is Downtown Village Commercial District and the provision of library services is a permitted use and would be consistent with applicable land use and policies. The project complies with condition (b) as the 1.14 acres site is no more than 5 acres, is located within the City of Calimesa, and is surrounded on all sides by urban development, consisting of a mix of institutional, commercial, and residential land uses. The project complies with condition (c) as the site has been previously disturbed, graded, and developed and does not contain any habitat that supports endangered, rare, or threatened species. The project complies with condition (d) as the construction and operation of the project would not result in significant effects to traffic, noise, air quality, or water quality. The project would replace an existing library on site and would not result in a significant increase in capacity that would result in additional vehicle traffic to the surrounding circulation network. The replacement modular library would not result in the addition of any new equipment that would produce emissions that could potentially reduce air quality, and, since no new vehicular traffic would be created as described above, no potential effects to air quality would occur. The project would include preparation and implementation of a Storm Water Pollution Prevention Plan during construction and a Water Quality Management Plan during operation, if the impervious area meets the threshold that would require drainage measures to manage stormwater runoff. These plans would eliminate any potential effects to water quality. The project complies with condition (e) as the project is currently served by all required utilities which include water, sewer, and electrical. The project will require connections to the existing infrastructure but will not require the expansion or provision of additional infrastructure outside of the site. Should any additional public services be required, the County would be able to accommodate such a need. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15332, 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 construction of the modular library will not result in any direct or indirect physical environmental impacts. The Calimesa Library is on City-owned land, within the Downtown Commercial Village District, and surrounded on all sides by existing development. The Library would complement the existing uses by infilling previously developed sites and providing additional public services that would not result in a significant increase in capacity. The site would continue to provide public services and would not alter the function or use of the site or have any external physical effects. Due to the use of modular buildings, construction activity would be minimized. The existing site is relatively flat, construction would not require the import or export of soil. No additional significant effects to hazards, land use, soil, air and water quality, or biological and cultural resources would occur during construction or operation. The existing utilities and infrastructure would be able to accommodate the 5,500 square-foot modular building and no significant expansion of infrastructure would be required. 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 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: 1-10-2022

Mike Sullivan, Senior Environmental Planner
County of Riverside