

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



ITEM: 3.38
(ID # 20508)

MEETING DATE:
Tuesday, August 01, 2023

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Mecca Library Renovation and Expansion Project – Approval of In-Principle, Preliminary Design, and Furniture Budget. District 4. [\$1,300,000 Total Cost - 63% Riverside County Library System Fund 21200-\$825,000, 37% Eastern County Public Facilities Development Impact Fees (DIF) Fund 30544-\$475,000] (CEQA Exempt) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Mecca Library Renovation and Expansion 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 and 15061 (b)(3) “Common Sense” Exemption;

Continued on page 2

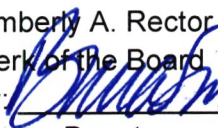
ACTION:Policy, CIP, 4/5 Vote Required


Suzanne Holland, Director of Office of Economic Development 6/29/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
xc: OED

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle, the Riverside County Mecca Library Renovation and Expansion Project (Project) located at 91260 66th Avenue, in the unincorporated community of Mecca, Riverside County, California, to refresh the library's interior and exterior and modify the existing floor plan and layout for expanded library services and programming;
4. Approve a preliminary project budget in the amount not to exceed \$1,300,000 for the Project;
5. Authorize the use of the Riverside County Library System (RCLS) Fund 21200 in the amount not to exceed \$825,000, and Eastern County Public Facilities Development Impact Fees (DIF) Fund 30544 in the amount not to exceed \$475,000;
6. Delegate project management authority for the Project to the Director of 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
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 \$1,300,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 500,000	\$ 800,000	\$ 1,300,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 63% Riverside County Library System (RCLS) Fund 21200, 37% Eastern County Public Facilities Development Impact Fees (DIF) Fund 30544			Budget Adjustment: No	
			For Fiscal Year: 23/24 – 24/25	

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. On February 9, 2008, the County officially opened the approximately 5,000 square feet Mecca Community Library located at 91260 66th Avenue, Mecca, CA 92254. As part of this proposed project, RCLS will expand the library footprint by approximately 2,700 square feet for a revised total library square footage of 7,700. Additional planned improvements include new

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study rooms, new finishes (paint and carpet), new furniture, a dedicated staff work room and break room, expanded reading collection, computers, programming services, building system and energy efficiency upgrades, and site improvements in compliance with the Americans with Disabilities Act (ADA) standards.

On June 28, 2022 (Item 3.35), the Board approved the use of the Eastern County Public Facilities Development Impact Fees (DIF) Fund 30544 in the amount of \$475,000 for this Project. The Office of Economic Development recommends the Board of Supervisors (Board) approve the Mecca Library Renovation and Expansion Project and the preliminary project budget in the not to exceed amount of \$1,300,000. The Office of Economic Development will procure the most cost-effective project delivery method for design and construction and award in accordance with applicable Board policies.

Pursuant to CEQA, the proposed library was reviewed and determined to be categorically exempt. The Mecca Library Renovation and Expansion Project, located at 91260 66th Avenue in the unincorporated community of Mecca, California, would be categorically exempt under State CEQA Guidelines Sections 15301, Class 1 Existing Facilities, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, will renovate approximately 7,700 square feet of the existing County-owned building. The improvements will be completed within the existing building space and would not expand the building footprint or result in a change of use. 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 Mecca Library Renovation and Expansion Project will enhance the overall welfare of the community through an open and larger layout, new finishes, and furniture, reading and learning materials and enhanced personal enrichment classes and programs.

Additional Fiscal Information

Expenditures for FY 2023/24 are estimated at \$500,000, expenditures for FY 2024/25 are estimated at \$800,000. The approximate allocation of the preliminary project budget is as follows

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BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	13,500
DESIGN	120,932
REGULATORY PERMITTING/INSPECTIONS	41,822
COUNTY ADMINISTRATION	11,500
CONSTRUCTION	994,064
PROJECT CONTINGENCY	118,182
PRELIMINARY PROJECT BUDGET	\$ 1,300,000

Attachment:

- Mecca Library CEQA Notice of Exemption

SH;AJ;RM;MF;es

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Scott Bruckner 7/24/2023

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

FOR COUNTY CLERK USE ONLY

OED Staff
to file

NOTICE OF EXEMPTION

November 3, 2022

Project Name: Riverside County Mecca Library Renovation and Expansion Project

Project Number: 20508

Project Location: 91260 66th Avenue, east of Date Palm Street, Assessor's Parcel Numbers (APNs) 727-193-042, 727-193-043, 727-193-044, 727-193-045, 727-193-040

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. On February 9, 2008, the County officially opened the 5,000 square foot Mecca Community Library located at 91260 66th Avenue, Mecca, CA 92254. RCLS has determined the need to update the finishes and expand the interior space allocated to the library by approximately 2,700 square feet for a revised total library square footage of 7,700. The larger floor plan will include new study rooms, new furniture, a dedicated staff work room and break room, expanded reading collection, computers, programming services, and site improvements in compliance with the Americans with Disabilities Act (ADA) standards. The interior renovation of the building to provide additional Library space 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 15301 Existing Facilities Exemption; and Section 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 renovation of the Mecca Library.

- **Section 15301 –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 the interior renovation of the existing building to accommodate additional space for the library portion of the building, which currently occupies the western half of the facility. The facility would continue to provide public services and the improvements to the existing facility to accommodate additional space to the library portion of the building are exempt as they meet 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 renovation of the library will not result in any direct or indirect physical environmental impacts. The interior modifications would occur within the existing building and would not expand the building footprint or substantially increase the capacity of the site. 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: 11-3-2022

Mike Sullivan, Senior Environmental Planner
County of Riverside