

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



ITEM: 3.30
(ID # 23362)

MEETING DATE:
Tuesday, October 31, 2023

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Home Gardens Library Refresh Project – Approval of In-Principle and Preliminary Project Budget, District 2. [\$1,342,601 Total Cost - 44% Community Development Block Grant Fund (\$593,701), 42% American Rescue Plan Act (ARPA) Fund 21735 (\$561,499), 14% Western Riverside County Facility Development Impact Fees (DIF) Fund 30545 (\$187,401)] (CEQA Exempt / NEPA Excluded) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Home Gardens Library Refresh Project (Project) for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION: Policy, CIP, 4/5 Vote Required


Suzanne Holland, Director of Office of Economic Development 10/20/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: October 31, 2023
xc: OED

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

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 and categorically excluded from the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Part 58.35 (a)(3)(iii);
3. Approve the Project in-principle, located at 3785 S. Neece Street, in the unincorporated community of Home Gardens, Riverside County, California, to refresh the library’s interior, furniture, and playground;
4. Approve a preliminary Project budget in the amount not to exceed \$1,342,601;
5. Authorize \$200,000 from Second District’s 2nd ARPA Allocation, to be used for the Project;
6. Authorize the use of the Community Development Block Grant (CDBG) Fund not to exceed the additional \$593,701;
7. Approve and direct the Auditor-Controller to make the budget adjustment as detailed in the attached Schedule A; and,
8. 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 \$1,342,601.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------------------|---------------------|
| COST | \$ 1,200,000 | \$ 142,601 | \$ 1,342,601 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: \$1,342,601 - 44% Community Development Block Grant-\$593,701, 42% ARPA Fund 21735-\$561,499, 14% Western Riverside County Facility Development Impact Fees Fund No. 30545- \$187,401 | | | Budget Adjustment: Yes | |
| | | | For Fiscal Year: 23/24 - 24/25 | |

C.E.O. RECOMMENDATION: Approve

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

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.

The current Home Gardens Library officially opened on October 14, 2006, with an expansion project including the addition of approximately 3,500 square feet for additional restrooms, offices, community room, public reading area, and exterior work completed in 2009.

With over 88,000 patron visits a year, RCLS has determined the need to upgrade the facility and equipment at the Home Gardens Library which will enhance local access to library services. The Home Gardens Library Refresh Project will include new finishes (paint and carpet), new technology adaptable furniture, new playground surfacing and equipment, restroom upgrades.

The Office of Economic Development recommends the Board of Supervisors (Board) approve the Project and the preliminary project budget in the not to exceed amount of \$1,342,601. 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.

Project Funding

On June 28, 2022 (Agenda Item 3.35), the Board approved allocation of Development Impact Fee Funds to RCLS, allocating \$187,401 to Home Gardens Library. On August 29, 2023 (Agenda Item 3.3), the Board approved \$361,499 in District 2 – 2nd ARPA Allocation Funds for the Project. Today's item would authorize an increased District 2 – 2nd ARPA Allocation Funding amount of \$200,000, thereby increasing the ARPA commitment from \$361,499 to \$561,499. The Project will also utilize \$593,701 in Community Development Block Grant funding for a combined total project budget of \$1,342,601.

Environmental

Pursuant to CEQA, the proposed library improvements were reviewed and determined to be categorically exempt. The Home Gardens Library Refresh Project, located at 3785 S. Neece Street, in the unincorporated community of Home Gardens, 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 and categorically excluded under Title 24 Code of Federal Regulations Subtitle A, Part 58.35 (a)(3)(iii) pursuant to NEPA. The Project, as proposed, will renovate approximately 9,500 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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Impact on Residents and Businesses

The Home Gardens Library Refresh Project will replace worn furniture, finishes, and playground equipment; making the library a welcoming space for continued learning and personal enrichment thereby enhancing the overall welfare of the community.

Additional Fiscal Information

Project expenditures for FY 2023/24 are estimated at \$1,200,000, and expenditures for FY 2024/25 are estimated at \$142,601. The approximate allocation of the preliminary project budget is as follows:

| BUDGET LINE ITEMS | BUDGET AMOUNT |
|-----------------------------------|----------------------|
| PRE-DEVELOPMENT | \$10,500 |
| DESIGN | \$87,760 |
| REGULATORY PERMITTING/INSPECTIONS | \$21,438 |
| COUNTY ADMINISTRATION | \$5,000 |
| CONSTRUCTION | \$1,095,848 |
| PROJECT CONTINGENCY | \$122,055 |
| PRELIMINARY PROJECT BUDGET | \$ 1,342,601 |

Attachment:

- Schedule A Budget Adjustment
- Home Gardens Library Refresh Project CEQA Notice of Exemption

SH;AJ;RM;MF;es

G:\Library\BRANCHES\Home Gardens library\Refresh Project\Project Management Folder\2.0 FORM 11S\23362-1001.doc


Scott Bruzner 10/24/2023


Aaron Gettis, Deputy County Counsel 10/24/2023

**Riverside County
Office of Economic Development**

OED STAFF TO FILE

NOTICE OF EXEMPTION

August 31, 2023

Project Name: Riverside County Home Gardens Library Renovation Project

Project Number: 22930

Project Location: 3785 South Neece Street, south of Magnolia Avenue, Assessor's Parcel Number (APN) 135-021-039

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, 2007, Item 4.4, the Board of Directors for the former Redevelopment Agency for the County of Riverside (RDA) approved the Notice of Completion for the Home Gardens Library/ Community Center and Fire Station. The facility was officially opened on October 14, 2006. On October 29, 2009, the RDA Board of Directors approved the Home Gardens Library and Community Center Expansion Project, Phase II Notice of Completion related to the expansion of the library, adding approximately 3,500 square feet for additional restrooms, offices, community room, public reading area, and exterior work.

To maintain and enhance local access to library services, the Office of Economic Development has determined a need to upgrade the finishes at the Home Gardens Library. The Home Gardens Library Refresh Project will provide new finishes (paint and carpet), new furniture, new playground surfacing and equipment, restroom upgrades, etc. to the areas specific to library services. The renovations at the Home Gardens Library are 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 Home Gardens 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 renovation of the existing facility to maintain and enhance local access. Renovations, which include new interior carpet and paint, restroom upgrades, new furniture, new playground surfacing and equipment, and other minor modifications would not expand the footprint of the facility or increase the capacity of the site. The facility would continue to provide public services and the improvements to the existing facility 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 minor modifications would occur within the existing facility 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: 8-31-2023

Mike Sullivan, Senior Environmental Planner
County of Riverside

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Home Gardens Library Renovation Project

Accounting String: 537280-30100-7200800000-FM05190011816-FM6200306


DATE: August 31, 2023

AGENCY: Riverside County

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **Mike Sullivan, Senior Environmental Planner**

Signature: 

PRESENTED BY: **Erik Sydow, Principal Development Specialist, Office of Economic Development**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

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

Date: August 31, 2023
To: Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner
Subject: **County of Riverside Office of Economic Development Project # 22930**
Home Gardens Library Renovation Project

The Riverside County's Office of Economic Development is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,
3450 14th Street, Suite 303, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

SCHEDULE A
Office of Economic Development County Free Library
Home Gardens Library Refresh Project
Fiscal Year 2023/2024

3.30

| | | |
|------------------------------|------------------------------|-----------|
| Increase estimated revenues: | | |
| 21735-1900700000-763520 | Fed-American Rescue Plan Act | \$561,499 |
| Increase appropriations: | | |
| 21735-1900700000-528500 | Project Cost Expense | \$561,499 |

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.27
(MT 22930)

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Office of Economic Riverside County Home Gardens Library Refresh Project – Approval of In-Principle and Preliminary Project Budget, District 2, is continued to Tuesday, October 31, 2023, at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 17, 2023, of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 17, 2023
Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
3.27

xc: OED, COB