

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



**ITEM**  
3.12  
(ID # 5916)

**MEETING DATE:**

Tuesday, January 9, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): In-Principle Approval for Seeking Acquire by Lease Proposals for Three New Library Branch Sites for the Riverside County Library System – French Valley, Menifee, and Desert Hot Springs, District 3, 4, and 5, [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors Authorize the Real Estate Division of the Economic Development Agency to pursue a request for proposals for acquisition by lease of three new library branch sites on County owned land in French Valley, Menifee, and Desert Hot Springs.

**ACTION:** Policy

Robert Field, Assistant County Executive Officer/EDA

12/6/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Perez  
Nays: None  
Absent: Ashley  
Date: January 9, 2018  
xc: EDA

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> County Library Fund 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2017/2018	

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

**BACKGROUND:**

**Summary**

In order to meet the growing needs of the County and to deliver more efficient and effective library services throughout the County, the Riverside County Library System (County Library) has requested that the Real Estate Division of the Economic Development Agency (EDA) pursue a request for proposals (RFP) process in order to consider and potentially deliver new libraries on County owned property, through a public, private partnership method. Upon approval of this item, EDA will pursue an RFP process which includes proposal analysis, developer selection and in depth lease negotiations. EDA will return to the Board with details of any negotiated lease agreements for consideration by the Board of Supervisors at a future date.

The County currently owns three properties in the French Valley, Menifee, and Desert Hot Springs areas which have been designated for library facilities. The selected developer(s) will ground lease County owned land from the County, develop the project, and through a building lease, lease the new libraries to the County for occupancy by the County Library. The building lease will provide for the County to pay a competitive modified gross lease rate and provide the County with the option to purchase the building improvements during the lease term and/or at the end of the lease term. In addition, the selected developer(s) will plan and construct parking facilities on the site for use by the public and library staff.

These proposed library facilities and properties are detailed as follows:

- French Valley – Library facility will be proposed as approximately 25,000 square feet, and the facility will be constructed on a portion of Assessor's Parcel Number 480-160-021, as set forth on the attached Exhibit A. This is a new library branch. The current population in French Valley is approximately 31,254. There are currently no library services provided in this area of the County.
- Menifee – Library facility will be proposed as approximately 20,000 square feet, and the facility will be constructed on a portion of Assessor's Parcel Number 364-152-034, as set forth on the attached Exhibit B. This is a new library branch. The current population in Menifee is approximately 91,164, and the existing Menifee library 2016-2017 visits were

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

227,720. The visitors utilize library services for research, education, entertainment, and career enhancement. This will be a new branch in addition to the existing Sun City branch.

- Desert Hot Springs – Library facility will be proposed as approximately 15,000 square feet, the facility will be constructed on a portion of Assessor's Parcel Number 656-040-060, as set forth on the attached Exhibit C. This is a replacement branch. The current population in Desert Hot Springs is approximately 28,989, and the existing Desert Hot Springs library 2016-2017 visits were 72,263. The visitors utilize library services for research, education, entertainment, and career enhancement. The current existing library is 3,527 square feet.

Each facility will be a modern and state-of-the-art library and include a computer lab for research and training purposes, plug in technology areas for customers with lap tops, smart phones and other devices, self-checkout stations, electronic bulletin boards to inform customers of library programming and services and improved telephone and wireless capabilities. These new proposed facilities will serve to enhance and improve customer service and ADA access.

**Impact on Citizens and Businesses**

These new proposed facilities will provide enhanced programs and services that will better serve these growing regions of the County and there will be a positive impact on both residents and local businesses.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There are sufficient funds in the County Library Fund FY19-20 budget to fund these new libraries. No additional County funds are required.

**Contract History and Price Reasonableness**

These are new proposed library facilities and EDA will pursue negotiated agreements that consider current market conditions and reasonable delivery and pricing.

**Attachments:**

- Endorsement
- Exhibit A
- Exhibit B
- Exhibit C

RF:HM:VC:VY:MH:ra 19.433 13736

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

MinuteTrak: 5916

  
Nehini Daskal, Principal Management Analyst 1/2/2018

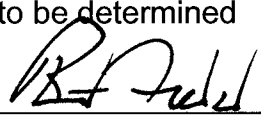
  
Gregory P. Priamos, Director County Counsel 12/7/2017



**ENDORSEMENT**  
**RIVERSIDE COUNTY LIBRARY SYSTEM**  
**Leased Proposal in the French Valley, Menifee, and Desert Hot Springs Areas**

The Economic Development Agency concurs with this request from the Riverside County Library System for approximately 25,000 square feet in French Valley, approximately 20,000 square feet in Menifee and approximately 15,000 square feet in Desert Hot Springs. These library branch sites will be developed and constructed on County owned land. The request meets County space Standards.

The information listed below summarizes the requirements provided by the Riverside County Library System:

Lead Time:	18-24 months
Square Footage:	French Valley 25,000 Menifee 20,000 Desert Hot Springs 15,000
Term:	30 years with renewal options
Utilities:	Provided by County
Custodial:	Provided by County
Maintenance:	Provided by County
Tenant Improvements:	Cost to be determined and negotiated
RCIT Costs:	Cost to be determined
By:	 Robert Field Assistant County Executive Officer/EDA

MH:ra/112817/19.372

# French Valley 480-160-021

## Exhibit A



Legend



0 1,177

2,355 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

### Notes

Library Facility will be proposed as approximately 25,000 Sq. Ft.

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# Menifee 364-152-034

## Exhibit B



Legend



0 586

1,172 Feet



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### Notes

Library Facility will be proposed as approximately 20,000 Sq. Ft.



# Desert Hot Springs 656-040-060

## Exhibit C



### Legend

- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

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**Notes**  
Library Facility will be proposed as approximately 15,000 Sq. Ft.



0 624

1,247 Feet



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