

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



ITEM: 3.22
(ID # 17680)

MEETING DATE:
Tuesday, March 01, 2022

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Lakeland Village Library Project – Approval of In-Principle, Preliminary Project Budget, and Budget Adjustment. District 1. [\$4,300,000 Total Cost - 62%-Western County Development Impact Fees Fund 30545-\$2,666,000, 38%-Riverside County Library System Fund-\$1,634,000] (CEQA Exempt) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Lakeland Village Library (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 15302 – Class 2 Replacement or Reconstruction Exemption, 15303 – Class 3 New Construction or Conversion of Small Structures Exemption and 15061 (b)(3) “Common Sense” Exemption;
3. Approve in-principle, the Lakeland Village Library Project located at 16275 Grand Ave in Lakeland Village, California, for construction of one new library facility of approximately 5,500 square feet;
4. Approve a preliminary project budget in the amount not to exceed \$4,300,000 for the Project;

Continued on page 2

ACTION:Policy, CIP, 4/5 Vote Required


Suzanne Holland, Director of Office of Economic Development

12/17/2021

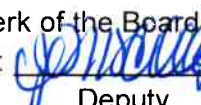

Suzanne Holland, Director of Office of Economic Development

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

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

RECOMMENDED MOTION: That the Board of Supervisors:

5. Authorize the use of Western County Development Impact Fees (DIF) Fund 30545 in the amount not to exceed \$2,666,000 and the Riverside County Library System (RCLS) Fund 21200 in the amount not to exceed \$1,634,000;
6. Approve and direct the Auditor-Controller to make corresponding budget adjustments as shown in Schedule A;
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;
8. 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
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 \$4,300,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 200,000	\$ 3,500,000	\$ 4,300,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 62%-Western County DIF Fund 30545, 38%-RCLS 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. RCLS has determined the need for a larger facility to provide enhanced services and programming for the city of Lake Elsinore and the unincorporated community of Lakeland Village. The current location of the library branch is a joint-use with the local high school, which restricts and prohibits increasing hours and programming opportunities.

The Lakeland Village Library Branch will replace the joint-library facility and will be built at the Lakeland Village Community Center located at 16275 Grand Avenue in Lake Elsinore, 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The Office of Economic Development recommends the Board of Supervisors (Board) approve the Lakeland Village Library Project and the preliminary project budget in the not to exceed amount of \$4,300,000. 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 Lakeland Village Library, located at 16275 Grand Avenue in Lake Elsinore, California, would be categorically exempt under State CEQA Guidelines Sections 15302, Class 2 Replacement or Reconstruction Exemption, 15303 – Class 3 New Construction or Conversion of Small Structures Exemption, and Section 15061(b)(3), General Rule or “Common Sense” Exemption. The Project, as proposed, will remove and replace a 10,000 square foot County-owned building with a smaller 5,500 square foot library within the same footprint and would continue to result in the provision of County 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 Lakeland Village Library Project will enhance the overall welfare of the community through a dedicated library facility for local patrons, as well as increased and enhanced personal enrichment classes and programs.

Additional Fiscal Information

All costs associated with this Board action will be funded as follows: 62%-Western County DIF Fund 30545-\$2,666,000 and 38%-RCLS Fund 21200 -\$1,634,000. Expenditures for FY 2021/22 are estimated at \$200,000; the Department requests a budget adjustment in attached Schedule A to increase revenue and appropriations for this amount. Expenditures for FY 2022/23 are estimated at \$3,500,000, and expenditures for FY 2023/24 are estimated at \$600,000. The approximate allocation of the preliminary project budget is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	37,000
DESIGN	138,000
REGULATORY PERMITTING/INSPECTIONS	82,000
COUNTY ADMINISTRATION	28,000
CONSTRUCTION	3,605,356
PROJECT CONTINGENCY	409,644
PRELIMINARY PROJECT BUDGET	\$ 4,300,000

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

Attachment:

- Lakeland Village Library CEQA Notice of Exemption
- Schedule A Budget Adjustment

SH;AJ;RM;MF;es

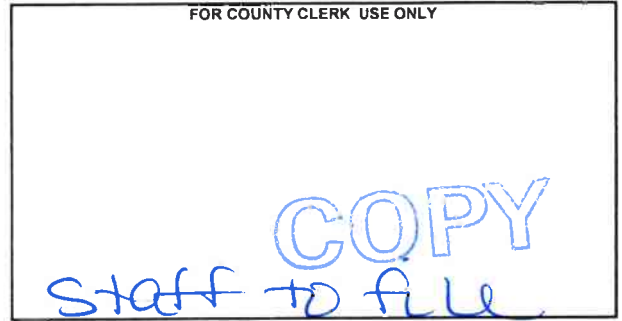
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Suzanna Mackley, Assistant Director of Purchasing and Fleet Service 1/26/2022


Scott Bruckner 2/23/2022


Gregory L. Priamos, Director County Counsel 2/16/2022

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



NOTICE OF EXEMPTION

January 13, 2022

Project Name: Riverside County Lakeland Village Library Project

Project Number: 17680

Project Location: 16275 Grand Avenue, north of Santa Rosa Drive, Lake Elsinore, Assessor's Parcel Number (APN) 381-300-004

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 unincorporated community of Lakeland Village.

The Lakeland Village Library Facility Project be built at the Lakeland Village Community Center located at 16275 Grand Avenue in Lake Elsinore, 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 15302 Replacement or Reconstruction Exemption; Section 15303 New Construction or Conversion of Small Structures Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15302, and 15303.

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 Lakeland Village Library.

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- Section 15302 –Replacement or Reconstruction:** This Class 2 categorical exemption consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Under (b), replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity is exempt. The project, as proposed, is the replacement of the Lake Elsinore location would result in the replacement of an existing 10,000 square-foot facility with a library of nearly half the size within the same footprint, resulting in the same purpose, but smaller capacity. The existing facility supports the provision of public services and the replacement would have the same purpose as the existing infrastructure. Therefore, the Lake Elsinore Library is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15302, Article 19, Categorical Exemptions of the CEQA Guidelines.
- 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 Lakeland Village. 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 location is in the middle of a campus-like environment consisting of the Lakeland Village Community Center that has 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 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 Lake Elsinore location is located within the Lakeland Village Community Center, a fully developed site located on County-owned land. 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 a modular building, 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: 1-13-2022

Mike Sullivan, Senior Environmental Planner
County of Riverside

SCHEDULE A
Office of Economic Development
Lakeland Village Library Budget Adjustment
Fiscal Year 2021/2022

Increase estimated revenues:		
21200-1900700000-778370	Interfnd-Project Costs	\$200,000
Increase appropriations:		
21200-1900700000-525440	Professional Services	\$200,000
Increase appropriations:		
30545-1103700000-536780	Interfnd Exp – Capital Projects	\$200,000
Use of Restricted Fund Balance:		
30545-1103700000-322103	Rst For Capital Project subfun	\$200,000

SCHEDULE A
Office of Economic Development
Lakeland Village Library Budget Adjustment
Fiscal Year 2021/2022

Increase estimated revenues:

21200-1900700000-778370	Interfnd-Project Costs	\$200,000
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Increase appropriations:

21200-1900700000-525440	Professional Services	\$200,000
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Increase appropriations:

30545-1103700000-536780	Interfnd Exp – Capital Projects	\$200,000
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Use of Restricted Fund Balance:

30545-1103700000-322103	Rst For Capital Project subfun	\$200,000
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SCHEDULE A
Office of Economic Development
Calimesa Library Budget Adjustment
Fiscal Year 2021/2022

Increase estimated revenues:		
21200-1900700000-778370	Interfnd-Project Costs	\$200,000
Increase appropriations:		
21200-1900700000-525440	Professional Services	\$200,000
Increase appropriations:		
30545-1103700000-536780	Interfnd Exp – Capital Projects	\$200,000
Use of Restricted Fund Balance:		
30545-1103700000-322103	Rst For Capital Project subfun	\$200,000