

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



ITEM: 3.9
(ID # 19904)

MEETING DATE:
Tuesday, November 08, 2022

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT (FM): Lakeland Village Community Center Solar Lighting Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 1. [\$115,080, 100% Facilities Management Community Center Budget - Fund 21830]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Lakeland Village Community Center Solar Lighting (Lakeland Village CC Solar Lighting) 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 Exemption, Class 3 New Construction or Conversion of Small Structures Exemption identified in Section 15303, Section 15311, Class 11 Accessory Structures Exemption, and Section 15061 (b)(3) "Common Sense" Exemption;

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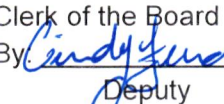
ACTION:Policy, CIP


Rose Salgado, Director of Facilities Management 10/20/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez
Nays: None
Absent: None
Date: November 8, 2022
xc: FM

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve in-principle the Lakeland Village CC Solar Lighting Project located in Lake Elsinore, California; for the installation of solar powered light poles at the lower parking lot and pickleball courts of the community center;
4. Approve a preliminary project budget in the not to exceed amount of \$115,080 for the Project;
5. Authorize use of the Facilities Management Community Center Budget - Fund 21830 not to exceed \$115,080, including reimbursement to Facilities Management (FM) for incurred project related expenses;
6. Delegate project management authority for the Project to the Director of Facilities Management, or her designee, 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 \$115,080.

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| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|-----------------------------|--------------------------|---------------------------------|---------------------|
| COST | \$ 115,080 | \$ 0 | \$ 115,080 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Facilities Management Community Center Budget – Fund 21830 - 100% | | | Budget Adjustment: No | |
| | | | For Fiscal Year: 2022/23 | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Lakeland Village Community Center is located within the unincorporated area known Lakeland Village, just west of the City of Lake Elsinore. To increase the safety and recreation for the residents using the amenities offered at the community center, increased lighting is needed. The scope of work for the Project includes but is not limited to: the installation of six solar powered light poles at the lower parking areas and two solar powered light poles at the pickle ball courts.

Facilities Management (FM) recommends that the Board of Supervisors (Board) approve the Lakeland Village CC Solar Lighting Project and the preliminary project budget in the not to exceed amount of \$115,080. FM will procure the most cost-effective project delivery method and award a construction contract in accordance with applicable Board policies to expedite delivery of the Project.

With certainty, there is no possibility that the Lakeland Village CC Solar Lighting Project may have a significant effect on the environment. The Project, as proposed, is limited to the installation of solar powered light poles within the existing parking and recreational areas at the Lakeland Village Community Center to provide safe recreational activity. The improvements would improve the safety of an existing recreational facility and would meet the scope and intent of the Common Sense Exemption identified in Section 15061 (b)(3), Class 1 Existing Facilities Exemption identified in Section 15301, Class 3 New Construction or Conversion of Small structures Exemption identified in Section 15303, and Class 11 Accessory Structures Exemption identified in Section 15311. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

The Lakeland Village CC Solar Lighting Project will provide a safer community gathering space and will promote physical activity and improved mental health outcomes.

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Additional Fiscal Information

The approximate allocation of the preliminary project budget is as follows:

| BUDGET LINE ITEMS | BUDGET AMOUNT |
|-----------------------------------|-------------------|
| DESIGN PROFESSIONAL OF RECORD | 0 |
| SPECIALTY CONSULTANTS | 0 |
| REGULATORY PERMITTING | 2,500 |
| CONSTRUCTION | 96,646 |
| COUNTY ADMINISTRATION | 7,750 |
| PROJECT CONTINGENCY | 8,184 |
| PRELIMINARY PROJECT BUDGET | \$ 115,080 |


All costs associated with this Board action will be 100% funded by Facilities Management Community Center Budget - Fund 21830 and will be expended in FY 2022/23.

RS:SP:DL:JH:SC;mg

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Suzanna Hickley, Assistant Director of Purchasing and Fleet Service

10/11/2022


Meghan Hahn, Senior Management Analyst

10/27/2022


Kristine Bell-Valdez, Supervising Deputy County Counsel

10/24/2022

Riverside County
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

COPY
FM to record.

NOTICE OF EXEMPTION

August 25, 2022

Project Name: Lakeland Village Community Center Solar Lighting Project

Project Number: FM08938011633

Project Location: 16275 Grand Avenue, north of Santa Rosa Drive, Lake Elsinore, 92530, Assessor's Parcel Number (APN) 381-300-004

Description of Project: The Lakeland Village Community Center is located within the site of Lakeland Village, just west of the City of Lake Elsinore. To increase the safety and recreation for the residents using the amenities offered at the Community Center, increased lighting is needed. The scope of the Project includes the installation of six solar powered light poles at the lower parking areas and two solar powered light poles at the pickle ball courts. The installation of lighting at the Lakeland Village Community Center is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide community services at the existing facility and will not result in a significant expansion of existing use. No additional 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 Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; Section 15303 New Construction or Conversion of Small Structure Exemption; Section 15311 Accessory Structures Exemption, and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, 15303 and 15311.

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 lighting improvements at the Lakeland Village Community Center.

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- **Section 15301 (d)–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 improvements within the existing facility are minor functional modifications needed to maintain an appropriate level of safety and security. The facility provides community services, and the improvements to the existing facility to maintain safe and efficient operation 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 15303 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. The new task lighting will increase the visibility in the parking lot and pickle ball court which will provide a safer and more functional environment. The eight new lights are located on the same developed site and will not require additional capacity or expansion of public services. No additional capacity would be created by the lighting and is limited to the continued use of the site in a similar capacity; 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 15311 Accessory Structures:** This categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The Project, as proposed, includes the installation of eight light poles to better illuminate the lower parking areas and pickle ball court for increased functional and safety. The additional lighting would provide an appurtenant connection between the lower parking areas, community center and pickle ball court. The lighting will be limited to the use of the lower parking areas and pickle ball court, is a minor accessory to the existing County facility, and will not increase or expand the use of the site; therefore, the Project is exempt as the Project meets the scope and intent of the Class 11 Exemption identified in Section 15311, 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 installation of task lighting within the existing facility consists of minor modifications within developed areas to increase the functionality and safety of the facility and will not result in any direct or indirect physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside, Facilities Management 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: 8-25-2022

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management