

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



**ITEM: 3.9**  
(ID # 21143)

**MEETING DATE:**  
Tuesday, June 13, 2023

**FROM :** FACILITIES MANAGEMENT:

**SUBJECT:** FACILITIES MANAGEMENT (FM): Lakeland Village Community Center Butterfield Trail Improvements Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget; District 2. [\$457,005 - 79.3% American Rescue Plan Act (ARPA) Funds, 20.7% Regional Parks and Open-Space District - Park Developer Impact Fees Fund 33120]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Lakeland Village Community Center Butterfield Trail Improvement (Lakeland Village Butterfield Trail) 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, and Section 15061 (b)(3) "Common Sense" Exemption;

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**ACTION:** Policy, CIP

  
Rose Salgado, Director of Facilities Management 5/18/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, and Gutierrez  
Nays: None  
Absent: Spiegel, Perez  
Date: June 13, 2023  
xc: FM

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 Lakeland Village Butterfield Trail Project located along the frontage of the Lakeland Village Community Center at 16275 Grand Avenue, in Lake Elsinore, California, 92530; for improvements to the Butterfield Trail including landscape, irrigation, fencing, and interpretive signage;
4. Approve a preliminary project budget in the not to exceed amount of \$457,005 for the Project;
5. Authorize use of American Rescue Plan Act (ARPA) Funds in the amount of \$362,405 and Regional Parks and Open-Space District – Parks Developer Impact Fees Fund 33120 in the amount of \$94,600, 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 \$457,005.

<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>	\$ 27,005	\$ 430,000	\$ 457,005	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> ARPA Funds - 79.3%, Regional Parks and Open-Space District - Park Developer Impact Fees Fund 33120 – 20.7%			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 22/23-23/24</b>	

**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 at 16275 Grand Avenue in Lake Elsinore, California, 92530. Along its frontage is the Butterfield Trail. Improvements are needed to improve the connection to the Community Center as well as enhance the recreational activities. The scope of work for the Project includes but is not limited to: landscaping, irrigation, fencing, and interpretive signage.

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Facilities Management (FM) recommends that the Board of Supervisors (Board) approve the Lakeland Village Butterfield Trail Project and the preliminary project budget in the not to exceed amount of \$457,005. 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 Butterfield Trail Project may have a significant effect on the environment. The Project, as proposed, is limited to the installation of landscaping, irrigation, fencing, and interpretive signage along the frontage of the Lakeland Village Community Center. 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), and Class 1 - Existing Facilities Exemption identified in Section 15301. 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 Butterfield Trail Project will enhance the recreational activities at the Community Center and will promote physical activity and improved mental health outcomes.

**Additional Fiscal Information**

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

<b>BUDGET LINE ITEMS</b>	<b>BUDGET AMOUNT</b>
DESIGN PROFESSIONAL OF RECORD	19,960
SPECIALTY CONSULTANTS	5,000
REGULATORY PERMITTING	2,000
CONSTRUCTION	366,207
COUNTY ADMINISTRATION	22,292
PROJECT CONTINGENCY	41,546
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$457,005</b>

All costs associated with this Board action will be funded with 79.3% American Rescue Plan Act (ARPA) Funds and 20.7% Regional Parks and Open-Space District–Parks Development Impact Fee Fund 33120. Expenditures for FY 22/23 are estimated at \$27,005; and expenditures for FY 23/24 are estimated \$430,000.

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- In-Princ, Prelim Proj Budget\_052323.doc

*Meghan Hahn*  
\_\_\_\_\_  
Meghan Hahn, Deputy Director of Procurement 5/2/2023

*Veronica Santillan*  
\_\_\_\_\_  
Veronica Santillan, Principal Management Analyst 5/30/2023

*Kristine Bell-Valdez*  
\_\_\_\_\_  
Kristine Bell-Valdez, Supervising Deputy County Counsel 5/24/2023

FM Staff to file

**Riverside County****Facilities Management**3450 14<sup>th</sup> Street, 2<sup>nd</sup> Floor, Riverside, CA 92501**NOTICE OF EXEMPTION**

April 13, 2023

**Project Name:** Lakeland Village Community Center Butterfield Trail Improvements Project**Project Number:** FM08931012232**Project Location:** 16275 Grand Avenue, north of Santa Rosa Drive, Lake Elsinore, California 925030; Assessor's Parcel Numbers (APNs): 386-140-008, 386-140-007, 381-300-004, 381-300-019, 381-300-017

**Description of Project:** The Lakeland Village Community Center is located within the unincorporated area known Lakeland Village, just west of the City of Lake Elsinore at 16275 Grand Avenue in Lake Elsinore, California. Along its frontage is the Butterfield Trail. Improvements are needed to improve the connection to the Community Center as well as enhance the recreational activities. The scope of the Lakeland Village Community Center Butterfield Trail Improvement Project includes, but is not limited to, landscaping, irrigation, fencing, and interpretive signage. The improvements to the circulation system at the community center is defined as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services at the existing facilities 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; 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 Butterfield Trail improvements at the Lakeland Village Community Center.

- **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 to access and circulation at the Lakeland Village Community Center is needed to restore and maintain an appropriate level of use and function. The Lakeland Village Community Center provides community services to County residents in Lake Elsinore, and the improvements to the existing Butterfield Trail circulation and access 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 improvements to the Butterfield Trail to facility access and connectivity within the Lakeland Village Community Center is limited to minor modifications within the existing site footprint 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: 4-13-2023

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