

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



**ITEM: 3.14
(ID # 23148)**

MEETING DATE:
Tuesday, October 31, 2023

FROM : FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT (FM): Lakeland Village Community Center Pickle Ball Court, Kitchen Upgrade, and Exterior Signage Projects - California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 Existing Facilities, 15303 New Construction, 15311 Accessory Structures, and 15061 (b)(3) "Common Sense" Exemptions, Approval of In-Principle and Preliminary Project Budget; District 2. [Total Cost \$1,000,000 - 100% American Rescue Plan Act (ARPA) Funds (Previously approved funds)] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Lakeland Village Community Center Pickle Ball Court, Kitchen Upgrade, and Exterior Signage Projects (Projects) for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

ACTION: Policy, CIP, 4/5 Vote Required


Rose Salgado, Director of Facilities Management 10/18/2023

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: FM

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 Projects are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption, 15303, Class 3 – New Construction or Conversion of Small Structures Exemption, Section 15311, Class 11 – Accessory Structures Exemption, and Section 15061 (b)(3) “Common Sense” Exemption;
3. Approve in-principle the Lakeland Village Pickle Ball Court, Kitchen and Exterior Signage Projects located at 16275 Grand Avenue, in Lake Elsinore, California;
4. Approve and direct the Auditor Controller to make the budget adjustment as shown on Schedule A;
5. Approve a preliminary project budget in the not to exceed amount of \$1,000,000 for the combined Projects;
6. Authorize use of American Rescue Plan Act (ARPA) Funds in the not to exceed amount of \$1,000,000, previously approved on December 13, 2022 (Item 3.2); including reimbursement to Facilities Management (FM) for incurred project related expenses;
7. Delegate project management authority for the Projects 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 Projects, and within the approved project budget; 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 the Projects, and the sum of all project contracts shall not exceed \$1,000,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 800,000	\$ 200,000	\$ 1,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: American Rescue Plan Act Funds - 100% (Previously approved funds)			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 Lakeland Village Community Center (Community Center) is located within the unincorporated area known as Lakeland Village, just west of the City of Lake Elsinore at 16275 Grand Avenue in Lake Elsinore, California, 92530. On December 13, 2022, Item 3.2, the Board of Supervisors approved \$4.5 Million of ARPA funds to Facilities Management for improvements and/or expansions at different parks and community centers within Districts 1 and 2. Facilities Management will be upgrading the unused sand volleyball court into a pickle ball court, upgrading the existing kitchen into a commercial kitchen, and upgrading the exterior marquee sign into a digital sign (Projects).

The scope of work for the Projects includes but is not limited to: demolition of the existing sand volleyball court and construction of a new pickle ball court including matching fencing and gates, concrete court pavement, painting, net, LED solar powered lighting, and audience bleachers. The existing kitchen will be upgraded to a fully functional commercial kitchen for food preparation and/or distribution. The intent for the kitchen is to rent it to food vendors for food preparation which will generate revenue for the community center. Currently, the existing marquee sign uses vinyl reader board lettering that requires manual replacement. The exterior signage will be upgraded to a new digital sign which will allow the Community Center to update messages and announcements using Wi-Fi and compatible software.

Facilities Management (FM) recommends the Board of Supervisors (Board) approve in-principle the Lakeland Village Pickle Ball Court, Kitchen and Exterior Signage Projects and the preliminary project budget in the not to exceed amount of \$1,000,000. FM will procure the most cost-effective project delivery method and award construction contracts in accordance with applicable Board policies to expedite delivery of the Projects.

With certainty, there is no possibility that the Projects may have a significant effect on the environment. The Projects, as proposed, are limited to the demolition of an existing sand volleyball court and construction of a new pickle ball court, upgrades to the existing kitchen and exterior sign at the Lakeland Village Community Center. The new pickle ball court is an accessory structure to an existing recreational facility. These improvements would be within the footprint, would result in continued recreational use, 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, and Class 3 – New Construction or Conversion of Small Structures Exemption identified in Section 15303, and Class 11 Accessory Structures Exemption identified in Section 15311. None of the exceptions to the exemptions would apply from State CEQA Guidelines section 15300.2. A Notice of Exemption will be filed by FM staff with the County Clerk within five days of Board approval.

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

Impact on Residents and Businesses

The Projects will enhance the recreational activities at the Community Center which will promote physical activity and improved mental health outcomes, provide an opportunity to generate revenue by upgrading the kitchen into a commercial kitchen, and result in a positive and welcoming experience at the community center.

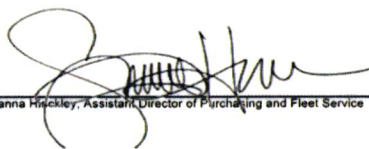
Additional Fiscal Information

On December 13, 2022 (Item 3.2), the Board approved \$4.5 Million of ARPA funds for improvements and/or expansions at different parks and community centers. Of the \$4.5 Million, \$1,000,000 will be used for the Lakeland Village Projects referenced within this Board action. Schedule A has been included herein this Board action for the Auditor Controller to increase appropriations and estimated revenue in the amount of \$1,000,000 for ARPA funds for the Projects; therefore, all costs associated with this Board action will be 100% funded with ARPA Funds. Expenditures for FY 23/24 are estimated at \$800,000; and expenditures for FY 24/25 are estimated \$200,000.

Attachment:

- Schedule A – Facilities Management Pass Thru ARPA Budget Adjustment

RS:VB:RM:RB:NK:SC:TV FM08720012865-Pickle Ball FM08720013046-Kitchen&Signage MT Item #23148
G:\Project Management Office\FORM 11'S\FORM 11's_In Process\23148_D7 – 012865 – Lakeland Village Pickle Ball Court-Kitchen-Sign_In Principle-ProjBudget_103123.doc


Suzanna Hackley, Assistant Director of Purchasing and Fleet Service

10/11/2023


Veronica Santillan, Principal Management Analyst

10/23/2023


Aaron Gettis, Deputy County Counsel

10/18/2023

Riverside County
Facilities Management
3133 Mission Inn Avenue, Riverside, CA 92507

FM STAFF TO FILE

NOTICE OF EXEMPTION

October 6, 2023

Project Name: Lakeland Village Pickle Ball Court Project, Lake Elsinore

Project Number: FM08720012865

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 in Lakeland Village area, just west of the City of Lake Elsinore. The existing sand volleyball court is deteriorating and unused. The scope of work for the Project includes a new Pickleball court, a kitchen upgrade, and a replacement welcome sign. The existing sand volleyball court will be removed and replaced with a new Pickle Ball court, new matching fencing and gates, new concrete court pavement, painting and net; new LED solar powered lighting, and new audience bleachers. The existing kitchen will be renovated to be a fully functional kitchen to be rented by food vendors for food preparation. The existing marquee sign with vinyl reader board lettering will be replaced with a new digital sign that can update messages and announcements using Wi-Fi and compatible software. The installation of a Pickle Ball court and improvements to the kitchen and welcome sign at the Lakeland Village Community Center is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services 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 Class 1 Existing Facilities Exemption; Section 15303 Class 3 New Construction or Small Structures Exemption; Section 15311 Class 11 Accessory Structures Exemption, and 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 at the replacement of the volleyball court with a new Pickle Ball court, and upgrades to the welcome sign and kitchen at the existing Lakeland Village Community Center.

- **Section 15301-Existing Facilities Exemption:** 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, includes interior improvements to the existing kitchen at the Lakeland Village Community Center so that it can operate as a commercial kitchen to prepare and serve food at community events. The project also includes the replacement of a marquee sign with a digital sign that will be able to change and transmit messages more efficiently. The use of the facility would continue to provide public services to the community and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as it meets 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 existing recreational area at the Community Center is located within the jurisdiction of the County, on County-owned land and is not located on environmentally sensitive land. The Community Center is within the developed community of Lakeland Village and surrounding by single- and multi-family residences. The improvements to the site would be within the developed recreational area of the existing facility and would be consistent with the existing land use. The project includes the installation of a new Pickle Ball court to replace the volleyball court at an existing facility. The Pickle Ball court includes fencing and gates, new pavement, net, solar lighting and small bleachers. The facility has all of the necessary utility connections in place and is located within an existing developed recreational area; 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 – Class 11 Accessory Structure Exemption:** This Class 11 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 redesign of the existing volleyball court for a new Pickle Ball court, that includes fencing, lighting, gates, and bleachers. The Pickle Ball court is a new accessory structure to provide a outdoor recreational area. These improvements would be appurtenant to the existing Community Center and will not substantially 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. The proposed improvements to the existing facility will not result in any direct or indirect physical environmental impacts. The improvements would require limited construction activity within the existing site and would not alter the function or use of the site or have any external physical effects. The improvements are limited to the redevelopment of existing recreational space with a Pickle Ball court and associated improvements. The site improvements would restore the function of the facility as the existing sand volleyball court is deteriorated and unused. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. 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, Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. 0No further environmental analysis is warranted.

Signed:  **Date:** 10-6-2023

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

SCHEDULE A

FM – Pass Thru ARPA

Budget Adjustment

Fiscal Year 2023/2024

INCREASE IN APPROPRIATIONS:

21735 - 7200800000 - 542040 Buildings-Capital Projects \$ 1,000,000

TOTAL INCREASE IN APPROPRIATIONS: \$ 1,000,000

INCREASE IN ESTIMATED REVENUE:

21735 - 7200800000 - 763520 Fed-American Rescue Plan Act \$ 1,000,000

TOTAL INCREASE IN ESTIMATED REVENUES: \$ 1,000,000