

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



ITEM: 3.24
(ID # 26147)

MEETING DATE:
Tuesday, November 05, 2024

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT (FM) – Lakeland Village Community Center Roof Repair Project – California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Section 15301 Class - 1 Existing Facilities Categorical Exemption, and Section 15061 (b)(3) Common Sense Exemption, Approval of In-Principle and Preliminary Budget; District 2. [\$501,250 – 100% Facilities Management Community Center Fund 10000]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Lakeland Village Community Center Roof Repair Project (Project) for inclusion in the Capital Improvement Program (CIP);

Continued on Page 2

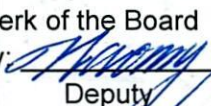
ACTION:4/5 Vote Required


Rose Salgado, Director of Facilities Management 10/23/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: November 5, 2024
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 Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 Class - 1 Existing Facilities Categorical Exemption, and Section 15061 (b)(3) Common Sense Exemption;
3. Approve in-principle the Lakeland Village Community Center Roof Repair Project at 16275 Grand Ave. in Lake Elsinore, California to repair the existing roofs of buildings A, C and D;
4. Approve a preliminary Project budget in the not to exceed amount of \$501,250 for the Project;
5. Authorize the use of the Facilities Management Community Center Fund 10000 in the not to exceed amount of \$501,250 for the Project, 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 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 are within the approved Project budget;
7. Authorize the Purchasing Agent to a) 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 b) issue Purchase Orders for the sum of all project contracts and/or work orders which shall not exceed the approved project budget of \$501,250; and,
8. Approve and direct the Auditor-Controller to make budget adjustments as shown on Schedule A.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 501,250	\$ 0	\$ 501,250	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Facilities Management Community Center Fund 10000			Budget Adjustment: Yes	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

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

BACKGROUND:

Summary

On June 4, 2024, Item 3.3, the Board of Supervisors (Board) approved First District use of Community Improvement Designation Funds (CID) to be allocated to Riverside County Facilities Management (FM) for a facility project. The Lakeland Village Community Center (LVCC) is located at 16275 Grand Ave. in Lake Elsinore, California and within the unincorporated community of Lakeland Village. The scope of the project will include but not be limited to overlaying of the existing single-ply roof with a new single-ply roof system for buildings A, C and D at LVCC.

FM recommends that the Board approve the Lakeland Village Community Center Roof Repair Project (Project) with a preliminary project budget in the not to exceed amount of \$501,250. FM will pursue the most cost-effective project delivery method and award in accordance with applicable Board Policies.

With certainty, there is no possibility that the Project may have a significant effect on the environment. The Project, as proposed, is limited to roof repairs to the existing buildings A, C and D, for the Lakeland Village Community Center. Repairs are needed to these existing buildings and restoration and repair efforts have not remedied continued leaks. The proposed repairs would provide fully functional buildings while the use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the Lakeland Village Community Center Roof Repair Project is exempt as the project meets 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. None of the exceptions to the use of the exemption apply pursuant to State CEQA Guidelines section 15300.2. A Notice of Exemption will be filed by FM staff with the County Clerk and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The Lakeland Village Community Center will continue to benefit the community and families of Lakeland Village by providing community center services, recreational opportunities and gathering areas.

Additional Fiscal Information

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

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

BUDGET LINE ITEMS	APPROVED BUDGET
DESIGN PROFESSIONAL OF RECORD/ PLANNING:	0
CONSTRUCTION	465,000
OTHER CONSTRUCTION	3,000
COUNTY ADMINISTRATION	10,000
PROJECT CONTINGENCY	23,250
PROJECT BUDGET	\$ 501,250

All costs associated with this Board action will be 100% Facilities Management Community Center Fund 10000. Expenditures for FY 24/25 are estimated at \$501,250.


Melissa Curtis, Deputy Director of Purchasing and Fleet

10/23/2024


Aaron Gettis, Chief of Deputy County Counsel

10/23/2024

FM staff to file

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

NOTICE OF EXEMPTION

September 25, 2024

Project Name: Lakeland Village Community Center Roof Replacements Project, Lake Elsinore

Project Number: FM03720013838

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

Description of Project: On June 4, 2024, Item 3.3, the Board of Supervisors (Board) approved First District use of Community Improvement Designation Funds (CID) to be allocated to Riverside County Facilities Management. The Lakeland Village Community Center is located within the Lakeland Village area, just west of the City of Lake Elsinore. The scope of the project will include but not be limited to overlaying of the existing single ply roof with a new single ply roof system for buildings A, C and D.

Facilities Management recommends that the Board approve the Lakeland Village Community Center Roof Project with a preliminary project budget in the not to exceed amount of \$465,000. FM will pursue the most cost-effective project delivery method and award in accordance with applicable Board policies. The replacement of the roofs on buildings A, C, and D 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 public 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; 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 replacement of the existing roofs.

- **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 replacement of the roofs are needed to restore and maintain an appropriate level of public safety. The facility provides public services, and the repairs to the existing roofs to protect and maintain public services are exempt as they are routine maintenance facilities and 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 replacement of the roofs at the Lakeland Village Community Center is a maintenance activity to existing buildings 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: 9-25-2024 _____

Mike Sullivan,
County of Riverside, Facilities Management