

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



ITEM: 3.14
(ID # 26935)

MEETING DATE:
Tuesday, February 04, 2025

FROM : OFFICE OF ECONOMIC DEVELOPMENT

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Lake Elsinore Library Project – Approval of In-Principle, Preliminary Project Budget and Budget Adjustment, District 2. [\$300,000 Total Cost - 100%-Riverside County Library System Fund 21200] (CEQA Exempt per State CEQA Guidelines Sections 15301 and 15061(b)(3)) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Riverside County Lake Elsinore Library Project (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 and 15061 (b)(3) “Common Sense” Exemption;

Continued on page 2

ACTION:4/5 Vote Required, Policy, CIP


Suzanne Holland, Director of Office of Economic Development 1/21/2025

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: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: February 4, 2025
xc: OED

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

3. Approve the Project in-principle, located at 17600 Collier Ave., Suite G170, in the City of Lake Elsinore, Riverside County, California, to renovate the current Lake Elsinore Library;
4. Approve a preliminary Project budget in the amount not to exceed \$300,000 and authorize the use of the Riverside County Library System (RCLS) Fund 21200 in the amount not to exceed \$300,000;
5. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$200,000, 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 \$300,000; and
6. 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	\$ 300,000	\$ 0	\$ 300,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100%-Riverside County Library System (RCLS) Fund 21200			Budget Adjustment: Yes	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 22, 2024 (Item 3.15), the Board of Supervisors approved the Lease Agreement with Mohn Affinity LLC for an interim Lake Elsinore Library at the Outlets at Lake Elsinore, 17600 Collier Ave., Suite G170, Lake Elsinore. This interim 6,000 square-foot suite offers a modern, safe, and open floor plan layout for library patrons, within a convenient high-occupancy location. To optimize the space for both patrons and staff, several improvements will be made, including the addition of a staff breakroom, a study room, a branch manager's office, new furniture, and a comprehensive renovation of the existing floor plan to accommodate library services. The interim Lake Elsinore Library will be occupied for a term of twenty-seven (27) months, while the City of Lake Elsinore constructs the permanent location at the corner of W. Sumner Avenue and N. Main Street, with an expected completion date in Fall 2026.

The Office of Economic Development recommends the Board of Supervisors (Board) approve the Project and the preliminary project budget in the not to exceed the amount of \$300,000. The

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Office of Economic Development will procure the most cost-effective project delivery method for design and construction and award in accordance with applicable Board policies.

Environmental

Pursuant to CEQA, the proposed improvements were reviewed and determined to be categorically exempt. The Lake Elsinore Library, located at 17600 Collier Ave., Suite G170, Lake Elsinore, CA 92530, would be categorically exempt under State CEQA Guidelines Sections 15301, Class 1 Existing Facilities, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, will renovate approximately 6,000 square feet of an existing suite within the Outlets. The improvements will be completed within an existing building space and would not expand the building footprint or result in a change of use. 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 and the State Clearinghouse within five days of Board approval.

Impact on Residents and Businesses

The Lake Elsinore Library at the Lake Elsinore Outlets will enhance the overall experience of library patrons and staff by providing a safe and welcoming space for continued learning and personal enrichment.

Additional Fiscal Information

All costs associated with this Board action will be funded as follows: \$300,000- 100% Riverside County Library System (RCLS) Fund 21200. 100% of the costs will be expended in FY 2024/25. The approximate allocation of the preliminary project budget is as follows:

BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	\$11,000
DESIGN	\$20,000
REGULATORY PERMITTING/INSPECTIONS	\$4,000
COUNTY ADMINISTRATION	\$1,000
CONSTRUCTION	\$238,000
PROJECT CONTINGENCY	\$26,000
PRELIMINARY PROJECT BUDGET	\$300,000

ATTACHMENTS:

- Lake Elsinore Library Project CEQA Notice of Exemption.

SCHEDULE A:

Office of Economic Development County Free Library
Lake Elsinore Library Project
Fiscal Year 2024/2025

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Increase appropriations:

21200-1900700000-542040	Buildings-Capital Projects	\$300,000
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Use of restricted fund balance:

21200-1900700000-321101	Restricted Program Money	\$300,000
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SH;AJ;RM;MF;ES;by

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Form-11

	
Stacy Orton, Assistant Director of Purchasing	Jacqueline Ruiz, Principal Analyst
1/22/2025	1/30/2025

**Riverside County
Office of Economic Development**

NOTICE OF EXEMPTION

January 6, 2025

Project Name: Riverside County Lake Elsinore Library Renovation Project

Project Number: 26395

Project Location: 17600 Collier Avenue, Suite G170, south of Nichols Road, Lake Elsinore, Assessor's Parcel Number (APNs) 389-210-068, 389-210-063

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. The Lake Elsinore Library is located at the Outlets at Lake Elsinore, 17600 Collier Ave., Suite G170 in the City of Lake Elsinore. The library occupies a 6,000 square-foot suite within the Outlets at Lake Elsinore, offering a safe and modern space for patrons and open floor plan. To optimize the space for both patrons and staff, several improvements will be made, including the addition of a staff breakroom, a study room, a branch manager's office, new furniture, and a comprehensive renovation of the existing floor plan to accommodate library services. The renovations at the Lake Elsinore Library are 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 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 renovation of the Lake Elsinore Library.

- **Section 15301 –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 project, as proposed, is the renovation of the existing facility to maintain and enhance local access. Renovations, which include the addition of a staff breakroom, a study room, a branch manager's office, new furniture, and other minor modifications would not expand the footprint of the facility or increase the capacity of the site. The facility would continue to provide public services and the improvements to the existing facility 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 proposed renovation of the library will not result in any direct or indirect physical environmental impacts. The minor modifications would occur within the existing facility and would not expand the building footprint or substantially increase the capacity of the site. 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: 1-6-2025

Mike Sullivan, Senior Environmental Planner
County of Riverside