

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



ITEM: 3.8  
(ID # 18696)

**MEETING DATE:**

Tuesday, April 05, 2022

**FROM :** FIRST 5 RIVERSIDE COUNTY:

**SUBJECT:** RIVERSIDE COUNTY CHILDREN & FAMILIES COMMISSION: Approval of In-Principle, Preliminary Project Budget for Riverside County Lakeland Village Child Care Project; California Environmental Quality Act Exempt, District 1. [2,607,628 - 24% Western County Development Impact Fees - Fund 30569; 38% Federal - American Rescue Plan Act (ARPA) - Fund 25820; 38% State - Proposition 10 - Fund 25800]

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

1. Approve the Riverside County Lakeland Village Child Care Facilities (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 Section 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 Child Care Facilities Project located at 16275 Grand Ave in Lakeland Village, California, for construction of one new Child Care facility of approximately 12,500 square feet including approximately 4,300 square feet of indoor areas and 8,200 square feet of outdoor playground areas;

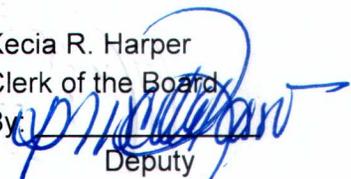
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**ACTION:CIP, Policy**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: April 5, 2022  
xc: First 5, FM

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

4. Approve a preliminary project budget in the amount not to exceed \$2,607,628 for the Project;
5. Authorize the use of Western County Development Impact Fees (DIF) Fund 30569 in the amount not to exceed \$607,628;
6. Consent to the allocation of ARPA Childcare Infrastructure Funds assigned to the Riverside County Children and Families Commission for District 1 in the amount of \$1,000,000 to the Project;
7. Designate Riverside County Facilities Management – Project Management Office as the Authorized Entity as it is defined in Board Policy No. B-11 for the purpose of implementing, administering and completing the Project;
8. Delegate project management authority for the Project to the Project Management Office of Riverside County Facilities Management 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
9. 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 \$2,607,628.

<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>	\$ 607,628	\$ 2,000,000	\$ 2,607,628	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 24% Western County Development Impact Fees - Fund 30569; 38% Federal - American Rescue Plan Act - Fund 25820; 38% State - Proposition 10 - Fund 25800			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 21/22 – 22/23</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A request for funding was received to construct a childcare facility at Lakeshore Village, a Multi-Service County-owned facility located in Lake Elsinore (Supervisory District 1). The rough order of magnitude of the investment required to construct the facility is \$2,607,628. This facility will accommodate 25 spaces in the age 0-3 spectrum of child care.

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The Riverside County Children and Family Commission recommends the Board of Supervisors (Board) approve the Lakeland Village Child Care Facility Project and the preliminary project budget in the not to exceed amount of \$2,607,628. The Project Management Office of Facilities Management will be assigned to procure the most cost-effective project delivery method and award in accordance with applicable Board policies.

With certainty, there is no possibility that the Lakeland Village Child Care Facility Project may have a significant effect on the environment. The Project, as proposed, is limited to the construction of an addition building at the existing Lakeland Village Community Center facility. The additional improvements would not alter the use of the overall facility and would result in a new structure consisting of approximately 5,500 square feet. A small playground area of approximately 8,200 square feet would act as an accessory structure to the Child Care Facility. Two existing buildings would be removed to accommodate the new improvements so that the new facility would not result in a substantial increase in capacity or intensity of use of the existing Community Center. The existing Community Center has existing utilities and infrastructure such that it would satisfy the requirements for use of the New Construction or Conversion of Small Structures Exemptions identified in Sections 15301 and 15303, as well as the Accessory Structures Exemption and Common Sense Exemption identified in Sections 15311 and 15061 (b)(3). 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. It will not cause an impact to an environmental resource of hazardous or critical concern nor would the Project include unusual circumstances which could have a potential significant effect on the environment. It 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. Therefore, the Project is exempt as the project meets the scope and intent of the above described Categorical Exemptions. A Notice of Exemption will be filed by FM staff within five days of Board approval.

**Developmental Impact Fees (DIF)**

The Board of Supervisors of the County of Riverside ordained the 2010-2020 Development Impact Fee "DIF" Ordinance No. 659, which allows for the construction or acquisition of needed facilities to execute the Capital Improvement Plan and support the Riverside County Comprehensive General Plan.

The Executive Office tasked with the execution of the "DIF" ordinance has indicated availability of \$607,627.80 in fund 30569 (for Multi-Service Center) to be committed by the end of FY2021/22.

**American Rescue Plan Act (ARPA) Infrastructure Funds**

With Action Item 3.42 on September 14, 2021 the Board of Supervisors approved the allocation of \$15,000,000 in federal funding under ARPA to be administered by First 5. With approval, the allocated amount of \$1,000,000 for District 1 will be used for this project.

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With Action Item 21-36 on September 27, 2021, the Commission accepted the funds and approved \$5,000,000 of Prop 10 funds to be allocated equally in each supervisorial district for infrastructure projects. The Commission further authorized the Executive Director to establish agreements with Real Estate Services and Facilities Management through established County process for projects in County-owned facilities.

**Proposition 10 Infrastructure Allocation**

Through Action Item 20-36 on October 28, 2020, the Commission authorized \$3,800,000 of additional Prop 10 funds for facility projects. Ten (10) projects were funded in Districts 2, 3, 4, and 5 to increase access to serve an additional 80 infants and toddlers, create 13 additional outdoor quality learning environments, impacting 1,263 children in existing care. On June 10, 2020 the Executive Director received a letter of declination in relation to Award CFARC000000018 that set aside \$1,136,000 allocated for a renovation of a child care facility in Moreno Valley. Committed funds for this project were released and returned to the unassigned fund balance for potential future use for infrastructure support.

Pending Board action on this item, an Action Item is on calendar for the May Commission meeting to re-assign \$1,000,000 Proposition 10 funds from the unassigned fund balance to infrastructure support and allocated this amount to the Lakeland Village project to leverage the DIF and ARPA funds.

**Impact on Residents and Businesses**

The child care center to be constructed at Lakeland Village is expected to provide 25 spaces for children ages 0-3 and to enhance the service provision at this multi-service facility, with easy access to complementary services like the Lakeland Village library.

**Additional Fiscal Information**

The funding source breakdown will be as follows:

- 23.4% Western County Development Impact Fees - Fund 30569: \$607,628;
- 38.3% Federal - American Rescue Plan Act - Fund 25820: \$1,000,000; and
- 38.3% State - Proposition 10 - Fund 25800: \$1,000,000.

## Van Eenennaam, Marinus (Rens)

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**From:** Graham, Tammi N  
**Sent:** Friday, March 25, 2022 8:32 AM  
**To:** Van Eenennaam, Marinus (Rens)  
**Cc:** Williams, Erica; Suarez, Yvonne; Stephens, Lynn  
**Subject:** RE: Lakeland Form 11

Approved, thank you.

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**From:** Suarez, Yvonne <YSuarez@rivco.org>  
**Sent:** Friday, March 25, 2022 8:31 AM  
**To:** Graham, Tammi N <tngraham@rivco.org>  
**Cc:** Van Eenennaam, Marinus (Rens) <MVEenenn@Rivco.org>; Williams, Erica <ErWilliams@Rivco.org>  
**Subject:** Lakeland Form 11  
**Importance:** High

Rens –

Attached are the edits from Tammi. She will reply with approval for Minute Traq.

Thanks!