

LAKE ARROWHEAD COMMUNITY SERVICES DISTRICT

MEMORANDUM

DATE: JUNE 23, 2020

TO: BOARD OF DIRECTORS
Lake Arrowhead Community Services District

FROM: AIDA HERCULES-DODARO, District Engineer
CATHERINE CERRI, General Manager

SUBJECT: UPDATE ON THE DISTRICT CORPORATE YARD,
PROJECT N0.177

A. RECOMMENDATION

This is an information item.

B. REASON FOR RECOMMENDATION

This is an information item.

C. BACKGROUND INFORMATION

The original project has been approved by the County Planning Department. The Planning Department representative in charge of our project has stated that any revision related to a reduction of square footage on the building, or minor changes to the building itself with the original approved square footage, will not impact significantly the issuance of the Conditions of Approval (COA) for the project.

The District has continued working with the architect and a contractor exploring different avenues to decrease construction costs including different construction methods on certain components, different construction materials and substituting approved equal equipment to name a few. The most significant change is to the appearance of the outside of the building. The rooflines and outside architectural components were greatly simplified. The footprint was kept as originally designed as the square footage is needed for the efficient operation of both departments to be housed in that location. In addition, keeping the same footprint will minimize changes to the completed plans approved by the Planning Department.

Currently, staff has evaluated the revised proposal submitted by the contractor after the input from the architect and District staff, and the architect is coordinating the revised cost for the simplified building structure with CBC, the steel building manufacturer. Once

the District receives the evaluations and assessments from the architect, the District will decide on what alternative is the best to proceed with to get the project accomplished within the appropriated budget.

Once the project resumes, staff will authorize the environmental consultant to continue working to complete Addendum 2 for the CEQA adopted in 2007 and later amended in 2018. New CEQA guidelines were passed, adopted by the County and implemented on January 1, 2019. Our project was submitted to the County after that date; therefore, it needs to comply with the new CEQA guidelines. This was the only County requirement left to accomplish before the project was revised by the District.

D. FISCAL IMPACT

The budget for FY 19/20 includes \$3 Million for the Corp Yard's on-site facilities through June 2020. Due to the timeline, this budget will not be expended before that time. Proceeds from the sale of the Willow Creek property were \$1.2 Million. The Draft Budget for Fiscal Years 2020/2021 and 2021/2022 includes \$4 Million in year 1 and \$2M in year 2 to complete the project.

The District's application for federal grant funding has been reviewed. The building qualifies for the Community Facilities Direct Loan and Grant Program but because the District's financials are so strong, grant funding is not available. The project could be approved for a low interest loan if desired.

E. ENVIRONMENTAL IMPACT

In 2018, an Administrative Addendum to the Initial Study was prepared documenting the reduction in square footage from the Initial Study and Mitigated Negative Declaration prepared in 2007 under State Clearing House #2007091061.

F. ATTACHMENTS

- None.