



BILL HORN

**SUPERVISOR, FIFTH DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS**

AGENDA ITEM

DATE: September 18, 2007

TO: Board of Supervisors

SUBJECT: PLANNING FOR A NEW FALLBROOK LIBRARY (DISTRICT: 5)

SUMMARY:

Overview:

In 2001, the Board of Supervisors authorized a feasibility study and site search for a new Fallbrook Library. After analyzing several sites, it was determined that the current site of the Fallbrook Library was ideal for the construction of a new library.

The proposed action would authorize staff to identify remaining necessary funding, prepare design-build documents and return to the Board for authority to solicit design-build proposals for a new library.

Recommendation(s):

SUPERVISOR HORN:

1. Find in accordance with Section 15262 of the State of California Environmental Quality Act Guidelines (CEQA), that development of a financing plan and related planning activities are exempt from CEQA in that they consist solely of planning and feasibility studies for possible future actions which currently have not been funded, do not have a legally binding effect on later activities and will not have a significant impact on the environment.
2. Direct the CAO to identify funding, develop a funding plan, and take any other necessary planning activities relating to the Fallbrook Library capital project, and to return to the Board with appropriate action items.

Fiscal Impact:

Funds are available in capital project KL1974 – Fallbrook Library for these planning activities. If approved, this proposal will result in a cost of approximately \$100,000 in fiscal year 2007-2008 for development of design-build documents, including community and Friends of the Fallbrook Library coordination. Staff will return to the Board with the financing plan identifying additional funding for design and construction and to request authority to solicit design-build proposals.

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Business Impact Statement:

N/A

Advisory Board Statement:

The Friends of the Fallbrook Library have participated in the planning and are supportive of the new larger library.

BACKGROUND:

Reconstructed in 1987 after fire destroyed the original building, the Fallbrook Library is now one of the busiest, with the 8th highest circulation, in the County Library system. This 8,100-square-foot library serves a population of 44,405, which is expected to grow to over 60,000 by the year 2020 according to the San Diego Association of Governments (SANDAG). In the fall of 1997, the Friends of the Fallbrook Library funded a \$70,000 remodel of the community room to create a new Children's Room and to expand circulation and workspaces. Over the last several years, it has become evident that the remodel did not create enough space to meet the needs of the growing Fallbrook community, and that a new, larger library with a community room is needed.

In 2001, the Board of Supervisors determined that the parcel immediately to the north of the existing library building was ideal for the construction of a new library. The Friends of the Fallbrook Library paid for and purchased the property upon which the new library will be built. The Friends of the Fallbrook Library have also raised \$1.9 million toward their commitment of \$2 million and will continue raising funds for interior enhancements in the new library. County design standards, specifications, and operational requirements would be incorporated into the designs to ensure durability and maintainability of the facility. The Capital Improvements Needs Assessment, as approved by the Board on May 22, 2007 (9), identified the estimated total project cost (escalated to mid-2008 dollars) at \$9.54 million.

These recommendations would authorize the Chief Administrative Officer to identify funding, develop a funding plan, take any other necessary planning activities relating to the Fallbrook Library capital project, and to return to the Board with appropriate action items.

Respectfully submitted,

BILL HORN
Supervisor, Fifth District

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AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written Disclosure per County Charter	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Section 1000.1 Required		
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
GROUP/AGENCY INFORMATION		
 TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
COUNTY TECHNOLOGY OFFICE	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A

Other Concurrence(s): N/A

ORIGINATING DEPARTMENT: Supervisor Bill Horn

CONTACT PERSON(S):

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AUTHORIZED REPRESENTATIVE: _____

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AGENDA ITEM INFORMATION SHEET

(continued)

PREVIOUS RELEVANT BOARD ACTIONS:

April 17, 2007 (20), allocated \$250,000 from Community Projects Budget to Friends of the Fallbrook Library contingent upon Friends of the Fallbrook Library first raising \$250,000 to be used to raise additional funds for the construction and furnishing of a new Fallbrook library, and to return these funds to the County for the new Fallbrook Library; June 26, 2006 (28), allocated \$91,958 from Community Projects Budget to the Friends of the Fallbrook Library for future construction costs of a new library; May 17, 2005 (3), allocated \$200,000 from Community Projects Budget to the Friends of the Fallbrook Library to be used to raise additional funds for the new Fallbrook library and return the \$200,000 and all funds raised in reliance on this amount to the County for construction of the new library; October 19, 2004 (8), authorized purchase of parking rights for the replacement library; February 10, 2004 (12), authorized acceptance of the Irrevocable Offer of Dedication of Parcel No. 2002-0042-A after appropriation of funding for the Fallbrook Library expansion project and after County staff completes due diligence on the property; June 11, 2002 (6) Fallbrook Library – Acquisition of Parcels for Site of Future Library; July 30, 2002 (8) Fallbrook Library-Acquisition and Parking Parcel; July 10, 2001 (4) Fallbrook Library Facility Feasibility Study; April 27, 1999 (4) Five-year Library Capital Improvement Plan

BOARD POLICIES APPLICABLE:

F-51, County Real Property Asset Management; G-15, Design Standards for County Facilities

BOARD POLICY STATEMENTS:

N/A

CONTRACT NUMBER(S):

N/A