

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

551



SUBMITTAL DATE:
September 13, 2016

FROM: Economic Development Agency

SUBJECT: Riverside County Innovation Center Tenant Improvement Parking Lot Expansion Project – California Environmental Quality Act Exempt, Approval of In-Principle and Reallocation of Tenant Improvement Project Savings, District 2, [\$283,536], CORAL Bond Funds 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the Riverside County Innovation Center (RCIC) Tenant Improvement (TI) Parking Lot Expansion Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption, Section 15311, Class 11 Accessory Structures, and Section 15061 (b)(3) "Common Sense" Exemption, and direct the Clerk of the Board to file the Notice of Exemption;
2. Approve in-principle the RCIC TI Parking Lot Expansion Project for the existing parking lot along Olivewood Avenue in Riverside, California;
3. Reallocate funds in the amount of \$283,536 from the RCIC TI Project to the RCIC TI Parking Lot Expansion Project;

(Continued)

Robert Field
Robert Field

Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 283,536	\$ 0	\$ 283,536	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: CORAL Bond Funds 100%

Budget Adjustment: No

For Fiscal Year: 2016/17

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

REVIEWED BY CIP *[Signature]*
 FORM APPROVED COUNTY COUNSEL *[Signature]* 9/25/16
 DATE
 BY: GREGORY P. PRIAMOS
 Departmental Concurrence
 Ivan M. Chang 6/25/16

By: *[Signature]*
 Steve Reneker, Chief Information Officer
 Riverside County Information Technology

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3-5 of 3/18/14

District: 2

Agenda Number:

3-10

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Economic Development Agency

FORM 11: Riverside County Innovation Center Tenant Improvement Parking Lot Expansion Project – California Environmental Quality Act Exempt, Approval of In-Principle and Reallocation of Tenant Improvement Project Savings, District 2 [\$283,536], CORAL Bond Funds 100%

DATE: September 13, 2016

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RECOMMENDED MOTION: (Continued)

4. Approve a project budget of \$283,536 for the project, and authorize the use of CORAL Bond Funds, including reimbursement to the Economic Development Agency (EDA) for incurred project expenses;
5. Delegate project management authority for the project to the Assistant County Executive Officer/EDA 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; and
6. Authorize the Purchasing Department to execute the consultant service agreement in accordance with the applicable Board policies.

BACKGROUND:

Summary

On March 18, 2014, the Board of Supervisors (Board) approved construction of the RCIC TI project. The completed tenant improvements include a conference center, additional training rooms, electrical modifications, new furnishings and other code related corrections needed to bring the building into compliance.

During the course of construction, it was determined that the planned emergency back-up generator was not needed at the RCIC facility. This generated a cost savings in the project budget, which Riverside County Information Technology (RCIT) proposes to reallocate to the expansion of the existing parking lot along Olivewood Avenue. The parking lot needs to be expanded in order to accommodate the heavy parking load associated with the County of Riverside (County) services provided at the RCIC building which includes services provided by The Human Resources Department (HR) who are located on the first and second floors. HR provides multiple services at this location including testing and interviews with public applicants and employee training. This adds to a pressing need for additional parking stalls at this location and will provide an open parking lot for employees who work in other surrounding facilities.

EDA conducted a feasibility study which found that approximately 59 stalls can be added to the existing RCIC parking lot. EDA requests Board approval to move forward with the project and authorize the reallocation of funds from the RCIC TI project in the amount of \$283,536 to complete this project; contract a civil engineer, complete the design and permitting and execute the work through the use of Job Order Contracting.

The project has been reviewed and determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), Section 15301, Class 1, Existing Facilities, and Section 15311, Class 11, Accessory Structures, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The parking lot would continue to operate in a similar manner and the additional 59 parking stalls will not significantly increase the capacity of the lot, and will not create any new environmental impacts to the surrounding area. No direct or indirect impacts would occur with implementation of the RCIC TI Parking Lot Expansion project.

Impact on Citizens and Businesses

(Commences on page 3)

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Economic Development Agency

FORM 11: Riverside County Innovation Center Tenant Improvement Parking Lot Expansion Project – California Environmental Quality Act Exempt, Approval of In-Principle and Reallocation of Tenant Improvement Project Savings, District 2 [\$283,536], CORAL Bond Funds 100%

DATE: September 13, 2016

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Impact on Citizens and Businesses

Expanding the RCIC parking lot on Olivewood Avenue will improve parking for the public and employees who meet with HR at the facility and will ease parking pressure on RCIT and other County employees who provide direct and indirect services downtown.

Additional Fiscal Information

The approximate allocation of the project budget is as follows:

PROJECT BUDGET LINE ITEMS	BUDGET CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	39,970
Construction Management	2	0
Construction Contract	3	166,460
Offsite Construction	4	0
Project Management	5	19,500
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	31,830
Project Contingency	8	25,776
Minor Construction	9	0
Project Budget		\$ 283,536

All costs associated with this project will be expended in FY 2016/17 and will be 100% funded through the reallocation of existing CORAL Bond Funds. No departmental budget adjustment is required at this time.

Attachment:

Notice of Exemption



NOTICE OF EXEMPTION

August 10, 2016

Project Name: Riverside County Innovation Center Parking Lot Expansion, Riverside

Project Number: FM08740007694

Project Location: 3450 14th Street, Riverside, California 92501; Assessor's Parcel Numbers (APNs) 219-330-035, 219-330-023, 219-330-024, 219-330-025, 219-330-026, 219-330-027, 219-330-028, 219-330-029, 219-330-030 (See attached exhibits)

Description of Project: The Riverside County Innovation Center (RCIC) is seeking to reallocate to the expansion of the existing parking lot along Olivewood Avenue. The parking needs to be expanded in order to accommodate the heavy parking load associated with the County of Riverside (County) services provided at RCIC. In addition to the parking requirements of the building's main tenant, the Riverside County Information Technology (RCIT), the lot also serves as an open parking lot for County employees who work in other facilities downtown. The County's Human Resources Department (HR) also occupies the entire second floor and conducts testing and interviews with public applicants for County employment and training for County employees. As a result, the County has a pressing need for additional parking stalls at this location.

The County Economic Development Agency (EDA) conducted a feasibility study which found that approximately 59 parking stalls can be added to the existing lot. The parking lot expansion at the RCIC is identified as the proposed Project under California Environmental Quality Act (CEQA). The operation of the facility will continue to provide services for the County and will not result in an increase in the intensity of the use or capacity of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15311, Class 11, Accessory Structures Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 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 involve unusual circumstances that could potentially have 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 RCIC parking lot expansion.

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

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- Section 15301 – Class 1 Existing Facilities Exemption:** This 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 limited to a minor expansion of the existing RCIC parking lot. The existing RCIC parking area comprises over three acres and the addition of up to 59 additional spaces (up to approximately 0.035 acres) will not significantly increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- Section 15311 – Class 11 Accessory Structure Exemption:** This categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to (b) small parking lots. The Project, as proposed, is limited to a minor expansion of the existing parking lot for an addition of up to 59 additional parking spaces. The current RCIC parking area consists of over 3 acres and the additional parking area (up to approximately 0.035 acres) will represent approximately one percent of the existing parking area. The additional spaces are a minor accessory to the existing County facility and will not increase or expand the use of the site; therefore, the Project is exempt as the Project meets the scope and intent of the Class 11 Exemption identified in Section 15311, 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 parking lot expansion will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use, will not substantially increase the capacity of the site, and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. 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, Economic Development Agency 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: 8/10/16

Mike Sullivan, Senior Environmental Planner
 County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: RCIT Parking Lot Expansion, Riverside

Accounting String: 542040-30100-7200800000-6364 - FM08740007694

DATE: August 10, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: _____

PRESENTED BY: John Alfred, Supervising Project Manager, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____



Date: August 10, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM08740007694**
RCIT Parking Lot Expansion, Riverside

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file