

FORM APPROVED COUNTY COUNSEL 11/19/15
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

159



FROM: Economic Development Agency

SUBMITTAL DATE:

December 3, 2015

SUBJECT: Revenue Amendment to Sublease – Economic Development Agency, Riverside, District 1, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Ratify the attached Amendment to Sublease and authorize the Chairman of the Board to execute same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within 5 days of approval by the Board.

BACKGROUND:

Summary

(Commences on Page 2)

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	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
 For Fiscal Year: 2015/16

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
 Nays: None
 Absent: None
 Date: December 15, 2015
 xc: EDA, Recorder

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

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

Prev. Agn. Ref.: 3.22 of 6/12/11

District: 1

Agenda Number:

3-13

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

Economic Development Agency

FORM 11: Revenue Amendment to Sublease – Economic Development Agency, Riverside, District 1, [\$0]

DATE: December 3, 2015

PAGE: 2 of 2

BACKGROUND:

Summary

The County of Riverside (County) holds a leasehold interest at 1325 Spruce Street, Riverside, California, for use by the Workforce Division as the Workforce Development Center (WDC). As a mandated partner, the State of California Employment Development Department (EDD) has occupied space within the WDC for their use. This Amendment to Sublease renews the sublease and updates the square footage and associated revenue rent.

- Location: 1325 Spruce Street
Riverside, CA 92507
- Size: 9,467 square feet
- Term: April 1, 2014 through March 31, 2017
- Rent Revenue: \$24,140.85 per month
- Increases: Annually
- Utilities: Provided by Lessor under the master lease
- Custodial: Provided by Lessor under the master lease
- Maintenance: Provided by Lessor under the master lease
- Termination: State may terminate after April 1, 2014, with 30-day's written notice

Pursuant to the California Environmental Quality Act (CEQA), the Revenue Sublease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 Class 1- existing facilities and Section 15601 (b)(3) Common Sense Exemption. The proposed project is the extension of letting of property involving existing facilities.

Impact on Citizens and Businesses

The public benefit continues with this location serving clients in the community and region.

- Attachments:
- Aerial Map
- Sublease Agreement
- Notice of Exemption



Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.
2/17/15
Date
kb
Initial

NOTICE OF EXEMPTION

November 9, 2015

Project Name: County of Riverside, Amendment to Employment Development Department Sublease, Riverside

Project Number: FM042611039100

Project Location: 1325 Spruce Street, west of Iowa Street, Riverside, California 92507; APN 249110064
(See Attached Exhibit)

Description of Project: The County of Riverside (County) holds a leasehold interest at 1325 Spruce Street, Riverside, California, for use by the Workforce Division as the Workforce Development Center (WDC). As a mandated partner, the State of California Employment Development Department has occupied space within the WDC for their use. This Revenue Amendment to Sublease renews the sublease and reflects a small reduction in building square footage from 10,384 to 9,467 and a revised revenue rent of \$24,140.85 per month. The letting of the Sublease is identified as the proposed Project and under the Sublease, workforce and employee development services will continue to be provided and will not result in an increase in the intensity of the use 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 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 include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. 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 amendment to the Sublease.

DEC 15 2015 3-13

- **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 an amendment to a sublease and does not include additional modifications. The amendment to the Sublease will not 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 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 Sublease amendment 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 and will not create any new environmental impacts to the surrounding area. No alterations and 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: _____

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



Date: November 9, 2015

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 # FM047431002500**
Employment Development Department Amendment to Sublease 1325 Spruce, 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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Employment Development Department Sublease Amendment, 1325 Spruce,
Riverside**

Accounting String: 524830-47220-7200400000 - FM042611039100

DATE: November 9, 2015

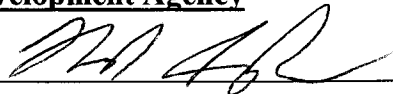
AGENCY: Riverside County Economic Development Agency

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: Heidi Rigler, Senior Real Property Agent, Economic Development
Agency

-TO BE FILLED IN BY COUNTY CLERK-

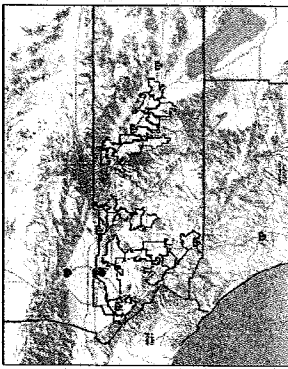
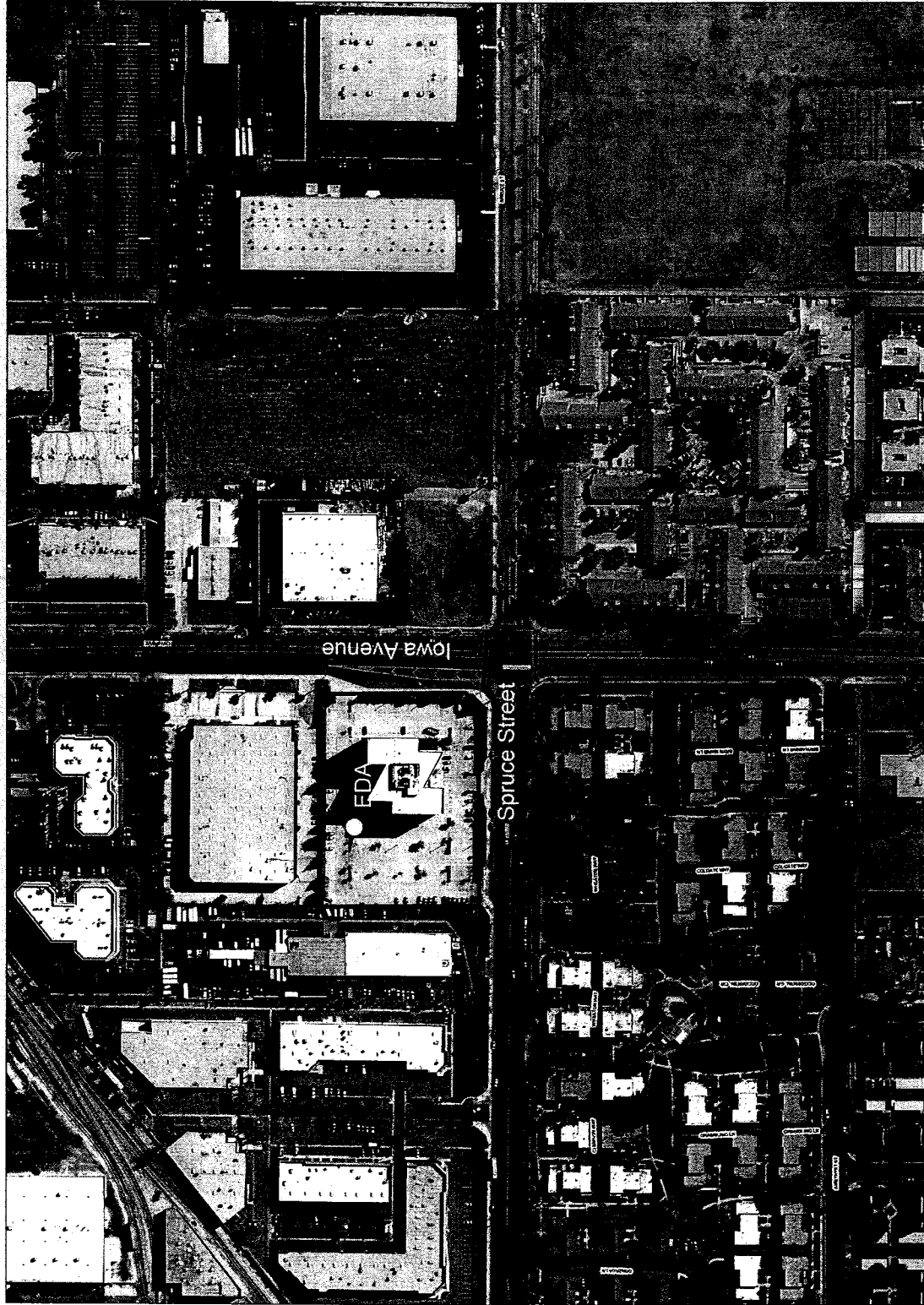
ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____

Amendment to Sublease Agreement

1325 Spruce Street, Riverside



Legend

- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes
APN: 249-110-064
District 1

IMPORTANT* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



357

714 Feet



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