

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



ITEM  
3.18  
(ID # 4547)

**MEETING DATE:**

Tuesday, June 20, 2017

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA) AND ASSESSOR-COUNTY-CLERK-RECORDER :

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA) AND ASSESSOR-COUNTY-CLERK-RECORDER: Fourteenth Street Chapel Repair Project - California Environmental Quality Act Exempt, Approval of In-Principle and Preliminary Project Budget, District 2. [\$450,000 – Assessor Clerk Recorder Modernization Fund-56%, Facility Renewal Fund-44%] (Clerk to File Notice of Exemption)

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

1. Approve and include the Fourteenth Street Chapel Repair Project (Chapel Project) on the Capital Improvement Program (CIP) project list;
2. Find that the Chapel Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and Section 15061 (b)(3) "Common Sense" Exemption and direct the Clerk of the Board to file the Notice of Exemption;

**ACTION:** Policy, CIP

  
Robert Perez, Assistant County Executive Officer/EDA

6/7/2017

  
Peter Aldana, Assessor-County-Clerk Recorder


6/8/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: June 20, 2017  
xc: EDA, ACR, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

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

3. Approve in-principle the Chapel Project located in downtown Riverside, California, to make necessary repairs and Americans with Disabilities Act (ADA) upgrades to the existing building;
4. Approve the preliminary project budget in the amount of \$450,000 for the Chapel Project, and authorize the use of the Assessor Clerk Recorder Modernization Fund and the Facility Renewal Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related 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 consultant services agreements for consultants that have been pre-qualified for services up to \$100,000 per project, per fiscal year, in accordance with applicable Board policies.

<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>	\$ 450,000	\$ 0	\$ 450,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Assessor Clerk Recorder Modernization Fund - 56%, Facility Renewal Fund - 44%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2017/18	

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

**BACKGROUND:**

**Summary**

On July 2, 2013, Item 3-49, the Board of Supervisors (Board) approved the Agreement of Purchase of the Press Enterprise building located at 3478 14<sup>th</sup> Street in Riverside, California. As part of the purchase, the County of Riverside (County) acquired a secondary building on the property, a 7,500 square-foot chapel built in 1927. The chapel is of historic value and is in need of repairs and ADA upgrades in order for the public to utilize the building once again. The Chapel Project, as proposed, may include repairs to the existing heating ventilation and air conditioning and electrical systems, security measures, adding a ramp for accessible entry, an ADA compliant restroom, replacing broken windows, and roof repairs. Once restored to operable condition, the Chapel will be utilized by the County Assessor-County-Clerk-Recorder (ACR) for various purposes, including civil marriage services.

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

In order to keep the project moving forward, avoid impacts, and meet project schedule commitments, EDA and ACR recommend the Board approve the Chapel project and the preliminary project budget in the amount of \$450,000.

Pursuant to CEQA, the Chapel project was reviewed and determined to be categorically exempt under CEQA Guidelines Section 15301 Class 1-Existing Facilities Exemption and Section 15601 (b)(3) Common Sense Exemption. The project will include repairs and renovations to an existing building and would not result in an expansion or change in use. No direct or indirect physical environmental impacts are anticipated from the repairs and improvements to the building; therefore, EDA and ACR recommend the Clerk of the Board to file the attached Notice of Exemption for the project.

**Impact on Residents and Businesses**

The Chapel project will restore a historically significant building, eliminate blight, and enhance the ACR's ability to provide a warm and inviting environment conducive for civil ceremonies.

**Additional Fiscal Information**

The approximate allocation of the preliminary project budget is as follows:

<b>PROJECT BUDGET LINE ITEMS</b>	<b>BUDGET CATEGORY</b>	<b>PROJECT BUDGET AMOUNT</b>
Architectural Design	1	20,000
Construction Management	2	0
Construction Contract	3	340,000
Offsite Construction	4	0
Project Management / Plan Check and Inspections	5	30,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs / Specialty Consultants	7	30,000
Project Contingency	8	30,000
Minor Construction	9	0
<b>Project Budget</b>		<b>\$ 450,000</b>


All costs associated with this Board action will be expended in FY 2017/18 and will be 56% funded by the Assessor Clerk Recorder Modernization Fund and 44% by the Facility Renewal Fund; therefore no department budget adjustment is required at this time.


Attachment:  
Notice of Exemption

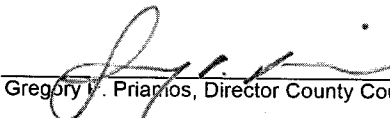
RF:JV:VC:SP:RM:tv      FM08120006456      13574

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S:\Project Management Office\FORM 11'S\Form 11's in Process\13574\_D6 - 006456 - Fourteenth (14th) Street Chapel Proj-In-Princ, Prelim Proj Budget\_061317.doc

  
Renuka, Principal Management Analyst 6/12/2017

  
Ivan Chand 6/12/2017

  
Gregory V. Priamos, Director County Counsel 6/9/2017



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

6/21/17  
Date

kb  
Initial

## NOTICE OF EXEMPTION

May 1, 2017

**Project Name:** County of Riverside, Riverside Press Enterprise Chapel Repair Project

**Project Number:** FM08120006456

**Project Location:** 3478 14<sup>th</sup> Street, west of Lime Street, Assessor's Parcel Number (APN) 219-330-035, Riverside, California, 92501

**Description of Project:** The County of Riverside (County) approved the Agreement of Purchase of the Press Enterprise building located at 3478 14th Street in Riverside on July 2, 2013. As part of the purchase, the County acquired a secondary building on the property, a 7,500 square-foot chapel. The chapel was built in 1927 and needs repairs to roof and the existing heating, ventilation, and air conditioning and electrical systems, replacement of broken windows, improvements to security, the addition of a handicap ramp and an accessible restroom to meet ADA requirements. The proposed project is limited to improvements to an existing building and would be within the limits identified for the use of a Categorical Exemption under CEQA. No direct or indirect physical environmental impacts are anticipated from the repair of the existing building.

**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 California Environmental Quality Act (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 15301.

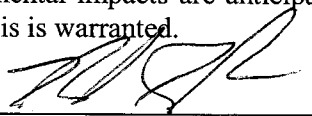
**Reasons Why Project is Exempt:** The proposed project is statutorily and categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed 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 unusual circumstances which could have the possibility of having 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 repairs to the chapel.

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- **Section 15301 (e)(2) –Existing Facilities:** This Class I 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 improvements to the existing chapel to make the facility functional and ADA compliant. No change in use would occur and no expansion of the building would be required. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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 repairs and improvements to the chapel will not result in any direct or indirect physical environmental impacts. The improvements are minor in nature and would not affect the building or surrounding area. The repairs are needed to restore the functionality of the facility and would not alter or damage the integrity of the building. The repairs would be completed so as not to alter or diminish the unique features or characteristics of the building that could potentially alter the visual-defining character of the structure. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. 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: \_\_\_\_\_

5/1/17

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Riverside Press Enterprise Chapel Repair Project

Accounting String: 528500-10000- 7200500000- FM08120006456

DATE: May 1, 2017

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: Rebecca McCray, Supervising Facilities Project Manager, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: May 1, 2017

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 # FM08120006456**  
Riverside Press Enterprise Chapel Repair Project

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 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

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

Attachment

cc: file