

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



ITEM
3.7
(ID # 6625)

MEETING DATE:

Tuesday, June 5, 2018

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA): Jurupa Valley Boxing Club Parking Lot Improvement Project - California Environmental Quality Act Exempt, Approval of In-Principle and Project Budget, District 2. [\$397,815 - Community Development Block Grant Fund - 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Jurupa Valley Boxing Club Parking Lot Improvement (JV Boxing Club Parking Lot) Project for inclusion on the Capital Improvement Program (CIP) project list;
2. Find that the 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;
3. Approve in-principle, the JV Boxing Club Parking Lot Project located in Jurupa Valley, California, to improve parking conditions which includes compliance with Americans with Disabilities Act (ADA);

Continued on page 2

ACTION: Policy, CIP

Robert Field, Assistant County Executive Officer/ECD 5/9/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Perez 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 5, 2018
xc: EDA, Purchasing

Kecia Harper-Ihem
Clerk of the Board

By:
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

4. Approve a project budget in the amount of \$397,815 for the Project;
5. Authorize the use of the Community Development Block Grant (CDBG) Fund, including reimbursement to the Economic Development Agency (EDA) for incurred project related expenses;
6. Delegate project management authority for the Project to the Assistant County Executive Officer/ECD 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 within the approved project budget; and
7. Authorize the Purchasing Department to execute consultant services agreements for consultants that have been pre-qualified for services up to \$100,000, per fiscal year, in accordance with applicable Board policies for this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 298,361	\$ 99,454	\$ 397,815	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Community Development Block Grant Fund - 100%			Budget Adjustment: No	
			For Fiscal Year: 2017/18-2018/19	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The JV Boxing Club Parking Lot project is located at 5626 Mission Blvd., Jurupa Valley, California, 92509. The Boxing Club is a highly-active community center averaging 400 patron visits per month. Due to the high volume of usage, the Boxing Club is in great need of an improved, paved parking area that allows more patrons to park adjacent the facility without having to park and cross Mission Blvd. by foot. The Project will also include installation of new solar lights and ADA path of travel improvements. The Project is expected to be completed in three months from the start of construction.

Pursuant to CEQA, the Project was reviewed and determined to be categorically exempt under State CEQA Guidelines Section 15301 Existing Facilities Exemption, Section 15311 Accessory Structures Exemption, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to new asphalt parking lot, ADA parking and ADA path of travel. The improvements will not alter the overall function of the facility. With certainty, there is no possibility that the activity in question may have a significant effect on the environment because it

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merely involves construction of a new paved lot at an existing facility to provide for better use of the property. A Notice of Exemption will be filed by EDA staff with the County Clerk within five days of Board approval.

EDA recommends the Board approve the JV Boxing Club Parking Lot project and the project budget of \$397,815 to begin the development phase and complete the project within the allotted time. EDA will pursue the JOC project delivery method to complete the project at a faster turnaround time due to the fiscal year use of grant monies.

Impact on Residents and Businesses

The Project will provide improved and convenient parking access to patrons, visitors, and staff at the JV Boxing Club.

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Additional Fiscal Information

The approximate allocation of the project budget is as follows:


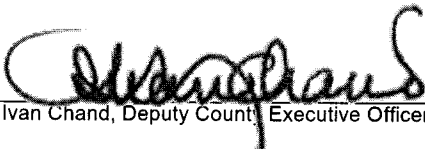
PROJECT BUDGET LINE ITEMS	CATEGORY	PROJECT BUDGET AMOUNT
Architectural Design	1	78,500
Construction Management	2	0
Construction Contract	3	206,650
Offsite Construction	4	0
Project Management	5	24,000
Fixtures, Furnishings, Equipment	6	0
Other Soft Costs/Specialty Consultants	7	52,500
Project Contingency	8	36,165
Minor Construction	9	0
Project Budget		\$ 397,815

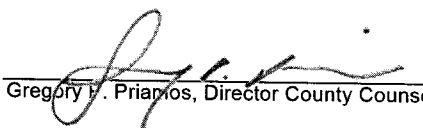
All costs associated with this Board action will be 100% funded by the CDBG fund. Expenditures for FY 2017/18 are estimated at \$298,361 and expenditures for FY 2018/19 are estimated at \$99,454.

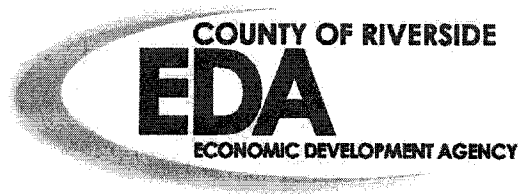
Attachments:

- JV Boxing Club Parking NOE

RF:HM:VC:SP:JA:BL:tv FM05190008454 6625 – 13806
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 Nehini Dasika, Principal Management Analyst 5/29/2018 Ivan Chand, Deputy County Executive Officer 5/29/2018


 Gregory P. Priamos, Director County Counsel 5/16/2018



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

_____ *Via EDA* _____
Date Initial

NOTICE OF EXEMPTION

March 20, 2018

Project Name: Riverside County Jurupa Valley Boxing Club Parking Lot Improvements, Jurupa Valley

Project Number: FM05190008454

Project Location: 5626 Mission Boulevard, west of Rubidoux Boulevard, Jurupa Valley, California 92509; Assessor's Parcel Numbers (APNs) 181-052-017, 181-052-018

Description of Project: The Jurupa Valley Boxing Club Parking Lot project is located at 5626 Mission Blvd., Jurupa Valley, California, 92509. The Boxing Club is a highly-active community center averaging 400 patron visits per month. Due to the high volume of usage, the Boxing Club is in great need of an improved, paved parking area that allows more patrons to park adjacent the facility without having to park and cross Mission Boulevard. by foot. The Project will also include installation of new solar lights and ADA path of travel improvements. The parking lot and accessibility improvements at the Jurupa Valley Boxing Club 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.

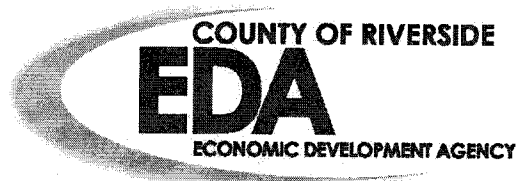
Reasons Why Project is Exempt: The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA 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 parking lot and accessibility improvements at the Jurupa Valley Boxing Club.

- **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 improving the existing vacant dirt lot adjacent to the Jurupa Valley Boxing Club. The site has been rough graded after the previous commercial buildings were demolished. The existing dirt lot has a commercial land use designation, has been vacant since 2010 and is underutilized. The use of the lot for a small parking lot of approximately 18 spaces and accessibility improvements 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 the construction of a small parking lot on a vacant County property adjacent to the Jurupa Valley Boxing Club. The parking lot would provide approximately 18 parking spaces. Existing parking for the Jurupa Valley Boxing Club is limited to on-street parking and adjacent lots. 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 and accessibility improvements 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: 3/20/18

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



Date: March 20, 2018
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 # FM05190008454**
Jurupa Valley Boxing Club Parking Lot Improvements, Jurupa Valley

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