

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



**ITEM**  
3.13  
(ID # 10314)

**MEETING DATE:**

Tuesday, July 23, 2019

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Ratification and Approval of Second Amendment to License Agreement, Corona-Norco Family Young Men's Christian Association (YMCA), Corona, 5 Year Lease Extension, CEQA Exempt, District 2, [\$0]; (Clerk of the Board to File Notice of Exemption)

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

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Ratify and approve the attached Second Amendment to License Agreement and authorize the Chairman of the Board to execute the 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.

**ACTION:** Policy

Robert Field, Assistant County Executive Officer/ECD 7/10/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: July 23, 2019  
xc: EDA

Kecia R. Harper  
Clerk of the Board  
By Deputy

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<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>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2018/19-2023/24</b>	

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

**BACKGROUND:**

**Summary**

This Second Amendment to License Agreement (Second Amendment) represents a request from the Corona-Norco Family Young Men's Christian Association (YMCA) to extend the license for its office located at 3785 Neece Street, Corona, California for five years commencing on March 1, 2019, and terminating February 29, 2024. YMCA occupies 2,409 square feet of the certain 11,127 square foot building. YMCA will continue paying \$1.00 annually to County of Riverside as rent for the licensed premises. In addition, YMCA will continue paying the prorata share of the common area including landscaping, driveways, parking lot, and lobby. The public restroom maintenance shall be split equally. YMCA's prorata share is 21.65% of the overall building square footage occupied. The estimated cost is \$823.00 per month. Costs will be reviewed and adjusted annually.

Pursuant to the California Environmental Quality Act (CEQA), the Second Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing Facilities and Section 15061(b)(3), "Common Sense" exemption. The proposed project, the Second Amendment, is the licensing of property involving existing facilities and no expansion of an existing use will occur.

This Second Amendment to License is summarized below:

Location: 3785 Neece Street  
Corona, California 95283

Term: March 1, 2019 terminating February 29, 2024

Size: 2,409 square feet

Rent: \$1.00 annually

Custodial Licensee to provide

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STATE OF CALIFORNIA**

Utilities: Licensee to reimburse County for all utility services including electrical, water, gas, refuse collection and sewer services based upon Licensee's prorata share of 21.65% of the overall building square footage.

Maintenance: 21.65% of the overall building square footage, estimated cost \$823.00 per month.

The attached Second Amendment to License has been reviewed and approved by County Counsel as to legal form.

**Impact on Residents and Businesses**

This facility provides youth, senior, and family related programs to residents and community surrounding this region of the County.

**Contract History and Price Reasonableness**

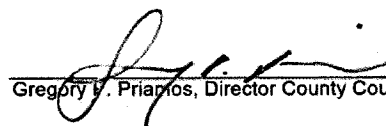
This License Agreement has been in place since 2009, and was previously amended by that certain First Amendment to License Agreement dated February 11, 2014, whereby the parties amended the License Agreement to extend the term period and revise the consideration.

Attachment:

- Second Amendment to License
- Notice of Exemption

RF:HM:VC:VY:SG:MH:jb CR015 20.569  
Minute Traq ID 10314

  
Nehini Basima, Principal Management Analyst 7/15/2019

  
Gregory V. Priamos, Director County Counsel 7/11/2019



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

7/23/19  
Date

KB  
Initial

NOTICE OF EXEMPTION

July 1, 2019

Project Name: County of Riverside, Economic Development Agency (EDA) Second Amendment to License with Corona-Norco Family Young Men’s Christian Association, Corona, County of Riverside

Project Number: FM047166001500

Project Location: 3785 Neece Street, south of Magnolia Avenue, Corona, California 92879; Assessor’s Parcel Number (APN) 135-021-039; (See Attached Exhibit)

Description of Project: On February 9, 2009, the County of Riverside (County) entered into an Agreement with Corona-Norco Family Young Men’s Christian Association (YMCA) for the use of approximately 2,409 square feet of office space within a County-owned 11,127 square-foot building located at 3785 Neece Street in the City of Corona. The Agreement has been previously amended once for an extension of term. The location continues to meet the needs of YMCA and a second amendment that includes an additional five-year extension of is being sought. The term shall be commence on March 1, 2019 and terminate February 29, 2024. The Second Amendment to the License Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continuation of the licensing of office space and will not result in an expansion of the existing office building. The operation of the facility will continue to provide community services and 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, and Corona-Norco Family Young Men’s Christian Association

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 does the project have unusual circumstances that could possibility 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 Second Amendment to the License Agreement.

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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 an amendment to an existing Agreement at an existing facility. The Second Amendment to the License will not increase or expand the use of the site, as no alterations to the existing building are being considered. The site is currently developed and does not contain environmentally sensitive areas. The additional space identified is available and has all of the necessary infrastructure in place to accommodate the existing needs of the YMCA. The use of the space by YMCA would be consistent with the permitted and planned capacity of the site and would result in 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 Second Amendment to the License Agreement is limited a contractual transaction and the indirect effects would be limited to existing use of an office building. The Second Amendment to the License Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will not differ from the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the continued use of the facility 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: 7/11/19

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

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Corona-Norco Family Young Men's Christian Association, Second  
Amendment to License, Corona**

**Accounting String: 524830-47220-7200400000 - FM047166001500**

DATE: July 1, 2019

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: 

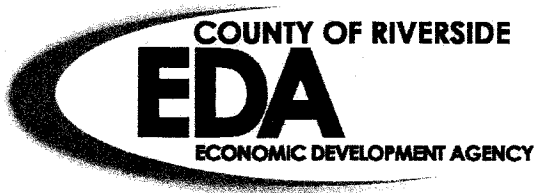
PRESENTED BY: Maribel Hyer, Senior Real Property Agent, Economic Development  
Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: July 1, 2019

To: Kiyomi Moore/Josefina Castillo, Office of the County Clerk

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

**Subject: County of Riverside Economic Development Agency Project # FM047166001500**  
County of Riverside, Economic Development Agency (EDA) Second Amendment to the License Agreement with Corona-Norco Family Young Men's Christian Association, Corona, County of 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 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009 or email at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file







1           **4. EFFECTIVE DATE.** This Second Amendment to License Agreement  
2 shall not be binding or consummated until its approval by the Riverside County Board  
3 of Supervisors and fully executed by the Parties.

4           IN WITNESS WHEREOF, the parties have executed this Second Amendment  
5 as of the date first written above.

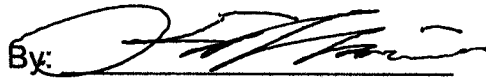
6 Dated:           JUL 23 2019          


7 **COUNTY:**

8  
9 **COUNTY OF RIVERSIDE,**  
10 a political subdivision of the  
11 State of California


**LICENSEE:**

**Corona-Norco Family Young Men's  
Christian Association,** a California  
non-profit corporation

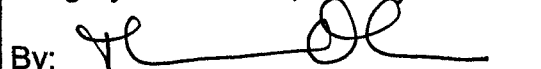
11  
12 By:   
13 Kevin Jeffries, Chairman  
14 Board of Supervisors

By:   
Yolanda Carrillo, Executive  
Director/CEO

15 **ATTEST:**  
16 Kecia R. Harper  
17 Clerk of the Board

18 By:   
19 Deputy

20  
21 **APPROVED AS TO FORM:**  
22 Gregory P. Priamos, County Counsel

23 By:   
24 Thomas Oh  
25 Deputy County Counsel

26  
27 MH:vm/062419/CR015/20.484  
28