

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



**ITEM: 3.14
(ID # 18805)**

MEETING DATE:
Tuesday, May 10, 2022

FROM : OFFICE OF ECONOMIC DEVELOPMENT:

SUBJECT: OFFICE OF ECONOMIC DEVELOPMENT: Idyllwild Public Restroom Facility Project – Approval of In-Principle, Preliminary Project Budget, and Project Budget Adjustment. District 3. [\$450,000 - 100% American Rescue Plan Act (ARPA) Fund 21735] (CEQA Exempt) (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Idyllwild Public Restroom Facility Project (Project) for inclusion in the Capital Improvement Program (CIP); and
2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 – Class 3 New Construction or Conversion of Small Structures Exemption, Section 15311 – Class 11 Accessory Structures Exemption, and Section 15061 (b)(3) “Common Sense” Exemption; and
3. Approve in-principle, the Project located at 54321 N Circle Dr, Idyllwild-Pine Cove, CA 92549, for construction of one new restroom facility of approximately 210 square feet; and
4. Approve a preliminary project budget in the amount not to exceed \$450,000 for the Project; and
5. Authorize the use of The American Rescue Plan Act (ARPA) Fund 21735 in the amount not to exceed \$450,000, including reimbursement to the Office of Economic Development for incurred project related expenses; and

Continued on page 2

ACTION:Policy, CIP, 4/5 Vote Required


Suzanne Holland, Director of Office of Economic Development

4/14/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries seconded by Supervisor Washington 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: May 10, 2022
xc: O.E.D.

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

6. Approve and direct the Auditor-Controller to make corresponding budget adjustments as shown in Schedule A; and
7. Designate the Office of Economic Development as an Authorized Entity as it is defined in Board Policy No. B-11 for the purpose of implementing, administering, and completing this Project; and
8. Delegate project management authority for the Project to the Director of the Office of Economic Development 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
9. Authorize the Purchasing Agent to execute pre-qualified consultant service agreements not to exceed \$100,000, per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for this project, and the sum of all project contracts shall not exceed \$450,000.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 30,000	\$ 420,000	\$ 450,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% American Rescue Plan Act (ARPA) Fund 21735			Budget Adjustment: Yes	
			For Fiscal Year: 21/22 - 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The unincorporated community of Idyllwild, known for its world-renowned music and arts instruction, natural scenic beauty, and downtown historic district, has been one of the gems of Riverside County since the late-19th century. On June 28, 2011, the Board of Supervisors adopted Resolution No. 2011-178 establishing the Idyllwild Historic District, initiated with the concern for Americans with Disabilities Act (ADA) compliance within Idyllwild and the desire to protect the historical significance and resources of the community. On October 6, 2020 (Agenda Item 3.25), the Board of Supervisors authorized the creation of the Riverside County Tourism Recovery Campaign to support rebuilding of the county's tourism industry which suffered negative economic impacts as a result of the COVID-19 pandemic.

Idyllwild's primary economic drivers are tourism, travel, and hospitality, which were disproportionality impacted due to the Covid-19 pandemic. The negative economic impacts experienced in Idyllwild due to business closures, lack of travel and hotel stays was exacerbated by the public health emergency. To assist the ARPA designated impacted industries, the Riverside County Office of Economic Development is proposing to use \$450,000 of the County's Economic Recovery ARPA allocation to allow for a safe reopening of tourism businesses in the community of Idyllwild and provide for an ADA public access restroom which will accommodate and encourage travel, tourism and outdoor recreation.

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Tourism has historically been a critical component of Riverside County's economy with its direct and indirect job creation, sales tax revenue, and transient occupancy tax revenue. The tourism and hospitality sector is one of the most negatively impacted industries in Riverside County by COVID-19. Visit California, the State's official destination marketing organization, contracts with Dean Runyan Associates to study the travel industry economy across the state of California, including detailed economic impact in Riverside County. In 2021, Visit California released an economic impact study on California's travel industry for 2020 and prior years. The study estimated that in 2019 the hospitality industry generated 86,600 direct jobs for Riverside County. Due to COVID-19 an estimated 19% (16,720) of those jobs were lost with the majority of work in frontline occupations. The report noted that direct travel spending in Riverside County was down by 39.2% from 2020, a \$3.5 Billion loss to the industry.

The Office of Economic Development, in an effort to encourage travel, tourism and outdoor recreation, will install a public ADA restroom facility at 54321 N Circle Dr, Idyllwild-Pine Cove, CA 92549. The project will include acquisition and installation of a prefabricated restroom facility with two American with Disabilities Act (ADA) accessible restrooms, site work, and utility connections. A private property owner has agreed to provide a ground lease to the County for this project, and ongoing maintenance of the facility will be included within an existing operating agreement with the San Jacinto Mountain Community Center, Inc., doing business as Idyllwild Community Center (ICC).

The Office of Economic Development recommends the Board of Supervisors approve the Idyllwild Public Restroom Facility Project and the preliminary project budget in the not to exceed amount of \$450,000. The Office of Economic Development will procure the most cost-effective project delivery method and award in accordance with applicable Board policies. The project will be completed on or before December 31, 2026 in compliance with the U.S. Treasury ARPA funding expiration date.

Pursuant to CEQA, the proposed Project was reviewed and determined to be categorically exempt. The Idyllwild Public Restroom Facility Project, located at 54321 N Circle Dr, Idyllwild-Pine Cove, CA 92549, would be categorically exempt under State CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures Exemption; Section 15311 Accessory Structures Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption. The Project, as proposed, will install a new 210 square foot restroom facility. The Idyllwild Public Restroom Facility Project site is a new accessory structure consisting of less than 2,500 square feet that would serve the existing outdoor recreational uses within the community. The structure would be located on an existing developed retail site, would be dedicated for public use and can adequately be served by all utilities and public services. With certainty, there is no possibility that the activities in question may have a significant effect on the environment and a Notice of Exemption will be filed by Office of Economic Development staff with the County Clerk within five days of Board approval.

Impact on Residents and Businesses

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The proposed funding is expected to enhance the overall welfare of the community through a centralized and ADA accessible public restroom, increasing accessibility and tourist activity to the community of Idyllwild. Tourism affects most sectors of the economy and contributes to sales and transient occupancy tax revenues, jobs, and income.

Additional Fiscal Information

All costs associated with this Board action will be funded 100% by American Rescue Plan Act (ARPA) Fund 21735. Expenditures for FY 21/22 are estimated at \$30,000; expenditures for FY 2022/23 are estimated at \$420,000. The Office of Economic Development requests a budget adjustment in attached Schedule A to increase revenue and appropriations for anticipated expenditures of \$450,000. The approximate allocation of the preliminary project budget is as follows:

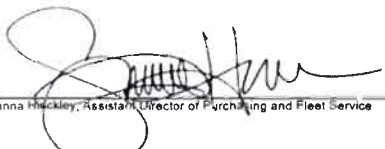
BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	\$18,000
DESIGN	\$25,300
REGULATORY PERMITTING/INSPECTIONS	\$29,000
COUNTY ADMINISTRATION	\$10,491
CONSTRUCTION	\$326,300
PROJECT CONTINGENCY	\$40,909
PRELIMINARY PROJECT BUDGET	\$450,000

Attachment:

- Idyllwild Public Restroom Facility Project CEQA Notice of Exemption
- Schedule A Budget Adjustment

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Suzanna Heckley, Assistant Director of Purchasing and Fleet Service

4/13/2022


Scott Bruckner

5/5/2022

Riverside County
Office of Economic Development
3403 10th Street, Suite 400, Riverside, CA 92501

COPY
STAFF TO FILE

NOTICE OF EXEMPTION

April 7, 2022

Project Name: Riverside County Idyllwild Public Restroom Facility Project

Project Number: 18805

Project Location: 54321 North Circle Drive, east of Village Center Drive Drive, Idyllwild, Assessor's Parcel Number (APN) 563-292-003

Description of Project: The Riverside County Office of Economic Development's mission is to elevate the economic position of the county and foster economic vitality, encourage business growth, build a positive business climate, preserve, and enhance neighborhoods, improve the quality of life, provide, and promote cultural and learning opportunities for all.

The unincorporated community of Idyllwild, known for its world-renowned music and arts instruction, natural scenic beauty, and downtown historic district, has been one of the gems of Riverside County since the late-19th century. Idyllwild's primary economic driver is tourism, and due to the recent Covid-19 pandemic, there has been an enhanced push to increase tourism and access (including public restrooms) to this town and local businesses. On June 28, 2011, the Board adopted Resolution No. 2011-178 establishing the Idyllwild Historic District, initiated with the concern for Americans with Disabilities Act (ADA) compliance within Idyllwild and the desire to protect the historical significance and resources of the community. While public accommodation under ADA is required in most cases, generally if there are significant barriers to making these accommodations and such compliance may threaten or destroy historical significance, alternative accommodations should be reviewed and enacted when possible.

The Office of Economic Development, in an effort to provide ADA public access to restroom facilities and encourage travel, tourism and outdoor recreation; will install a public restroom facility at 54321 North Circle Drive, Idyllwild-Pine Cove, CA 92549. The project will include acquisition and installation of a prefabricated restroom facility with two American with Disabilities Act (ADA) accessible restrooms, site work, and utility connections. A private property owner has agreed to provide a ground lease at an existing commercial center to the County for the project, and ongoing maintenance of the facility will be included within an existing operating agreement with the San Jacinto Mountain Community Center, Inc., doing business as Idyllwild Community Center (ICC). The installation of the prefabricated restrooms for public use is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County

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

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15303 New Construction or Conversion of Small Structures Exemption; 15311 Accessory Structures Exemption, and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15303, and 15311.

MAY 10 2022 3.14

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 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 installation of the prefabricated restrooms for public use in the Idyllwild community.

- **Section 15303 (c) –New Construction or Conversion of Small Structures:** This Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Under (c), a store, motel, office, restaurant, or similar structure and not exceeding 10,000 square feet in floor area on sites zoned for such use is exempt if not involving the use of significant amounts of hazardous substances where public services and facilities are available, and the surrounding area is not environmentally sensitive. The project would result in the installation of a new 210 square-foot prefabricated restroom within the footprint of a commercial center in the developed portion of the Idyllwild community. The location is under 10,000 square feet, and consistent with the zoning. The operation of the restrooms would not result in the use of a significant amount of hazardous substances and would provide public services at the facility. The location is on the periphery of a commercial center site that has existing utilities and does not contain environmentally sensitive areas. Therefore, the project is exempt as the project meets the scope and intent of the Categorical Exemption identified in Section 15303, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15311 – Class 11 Accessory Structure Exemption:** This Class 11 categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project, as proposed, includes the construction of a 210 square-foot prefabricated restroom facility to serve the existing outdoor recreational uses within the community. The structure would be located on an existing developed retail site, would be dedicated for public use and can adequately be served by all utilities and public services. This facility would be appurtenant to the existing facility and community, is 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 installation of the prefabricated restroom structure will not result in any direct or indirect physical environmental impacts. location is located within a retail center in the community of Idyllwild. The restrooms would complement the existing community by providing public services that would serve outdoor recreational uses and would not result in a significant increase in capacity. The restrooms would not alter the function or use of the commercial site or have any external physical effects. Due to the use of a prefabricated building, construction activity would be minimized. The existing site is relatively flat, construction would not require the import or export of soil. No additional significant effects to hazards, land use, soil, air and water quality, or biological and cultural resources would occur during construction or operation. The existing utilities and infrastructure would be able to accommodate the 210 square-foot structure and no significant expansion of infrastructure would be required. 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 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: 4-8-2022

Mike Sullivan, Senior Environmental Planner
County of Riverside

SCHEDULE A
Office of Economic Development
Budget Adjustment
Fiscal Year 2021/2022

Increase estimated revenue:

21735-1901000000-763520	Fed-American Rescue Plan Act	\$450,000
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Increase appropriations:

21735-1901000000-528500	Project Cost Expense	\$450,000
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Boydd, April

From: cob@rivco.org
Sent: Tuesday, May 10, 2022 1:15 AM
To: COB; ba4612442@gmail.com
Subject: Board comments web submission

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: B
Last Name: Anderson
Address (Street, City and Zip): N/A
Phone: 7603249637
Email: ba4612442@gmail.com
Agenda Date: 05/10/2022
Agenda Item # or Public Comment: 3.14
State your position below: Oppose
Comments: Idyllwild Public Restroom project (District 3) 210 + up to 2,500 sq ft structure(s)
\$450,000 - missused by Governmental agencies resources

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220510 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.