

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-108664

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COMMUNITY COLLEGE DISTRICT

Date: 04/17/2019

County/Agency of Filing: RIVERSIDE

Document No: E-201900427

Project Title: BEN CLARK TRAINING CENTER RIVERSIDE COMMUNITY COLLEGE CLASSROOM TRAINING

Project Applicant Name: RIVERSIDE COMMUNITY COLLEGE DISTRICT

Phone Number: (951) 222-8962

Project Applicant Address: 3801 MARKET STREET, RIVERSIDE, CA 92501

Project Applicant: SCHOOL DISTRICT

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

Total Received \$50.00

Signature and title of person receiving payment:



Deputy

Notes:

RECEIVED
JUN 05 2019
ACCOUNTS PAYABLE

Notice of Exemption

Appendix E

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

From: (Public Agency): Riverside Community College District
3801 Market Street
Riverside, California 92501

E-201900427
04/17/2019 12:25 PM Fee: \$ 50.00
Page 1 of 1

(Address)

Removed: MAY 30 2019 By: Deputy

Project Title: Ben Clark Training Center Riverside Community College Classroom Training Project

Project Applicant: Riverside Community College District

Project Location - Specific:

20694 11th Street

Project Location - City: Riverside Project Location - County: Riverside County

Description of Nature, Purpose and Beneficiaries of Project:

The Riverside Community College District (RCCD) is proposing to enter into a license agreement with the County of Riverside (County) for the installation and operation of a pre-manufactured modular building for use as a training classroom for the County Sheriff's Department (Sheriff). The proposed building would be located at 20694 11th Street on the Ben Clark Training Center site adjacent to existing modular buildings used by the Sheriff as part of an existing training program. The modular training facility would consist of 3,380 square feet of classroom training space in a single-story building. The building would simulate the interior of an existing detention facility and would include an intake and booking area, an entry corridor, a day room, a control pod, a fire room, a shower, an open dorm/recreation area, a control center, and seven additional holding/cell rooms. The site of the building is already graded and disturbed and the building would utilize the existing sidewalks/hardscape and other site improvements already existing on site. The new building would provide additional training amenities for the existing Sheriff training program and would not result in additional staff or trainees that would increase capacity or the intensity of use of the facility. No direct or indirect physical environmental impacts are anticipated from execution of the license agreement, the new facility and provision of additional Sheriff training amenities.

Name of Public Agency Approving Project: Riverside Community College District

Name of Person or Agency Carrying Out Project: Riverside Community College District

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15303 - New Construction or Conversion of Small Structures; 15314 - Minor Additions to Schools
[] Statutory Exemptions. State code number:

Lead Agency
Contact Person: Bart Doering Area Code/Telephone/Extension: 951.222.8962

Reasons why project is exempt:
See Attachment A.

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [X] Yes [] No

Signature: Date: 4-16-19 Title: VC, BUSINESS & FINANCIAL SERVICES

[X] Signed by Lead Agency [X] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Attachment A

Notice of Exemption Memorandum

NOTICE OF EXEMPTION MEMORANDUM

To: Riverside Community College Board of Trustees
From: Rachel Struglia, Dudek
Subject: Ben Clark Training Center Riverside Community College Classroom Training Project
Date: March 29, 2019
cc: Riverside County Assessor-County Clerk-Recorder
Bart Doering, Riverside Community College District, Facilities Director
County of Riverside, Economic Development Agency

The Riverside Community College District (RCCD) is proposing to enter into a license agreement with the County of Riverside (County) for the construction and operation of a pre-manufactured modular building for use as a training classroom for the County Sheriff's Department (Sheriff) (Ben Clark Training Center Riverside Community College Classroom Training Project (project)). The proposed building would be located at 20694 11th Street (Assessor's Parcel Number 294-110-005) on the Ben Clark Training Center site adjacent to existing modular buildings used by the Sheriff as part of an existing training program. The modular training facility would consist of a 3,380-square-foot classroom training space in a single-story building. The building would simulate the interior of an existing detention facility and would include an intake and booking area, an entry corridor, a day room, a control pod, a fire room, a shower, an open dorm/recreation area, a control center, and seven additional holding/cell rooms. The site of the proposed building is already graded, covered with decomposed granite, and is used as a parking lot for existing operations at the Training Center. The proposed building would utilize the existing sidewalks/hardscape and other site improvements already existing on site. The new building would provide additional training amenities for the existing Sheriff training program and would not result in additional staff or trainees that would increase capacity or the intensity of use of the facility.

Applicability of a Categorical Exemption

Sections 15300 to 15333 of the California Environmental Quality Act (CEQA) Guidelines provide classes of projects that have been determined not to have a significant effect on the environment and that are exempt from further CEQA requirements. Based on our understanding of the proposed project, the following exemptions apply to the project.

- **Section 15303 (c) – New Construction or Conversion of Small Structures.** CEQA Guidelines Section 15303 defines “Class 3” projects, which are projects characterized as “New Construction or Conversion of Small Structures.” Class 3 exemptions include 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 in the exterior of the structure, including but not limited to (c) a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if

not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Response: *The project would involve the construction and operation of a new modular building located within the Ben Clark Training Center. The project would construct a 3,380-square-foot modular building, which is less than the 10,000-square-foot threshold within this exemption. The project site is located within the existing Ben Clark Training Center on an already-graded site covered with decomposed granite and currently used as parking by the Training Center. Given the existing conditions and the highly disturbed nature of the project site and surrounding area, the site is not located on or adjacent to environmentally sensitive habitat. Additionally, the project site is located in close proximity to existing utilities, including domestic water, sanitary sewer, telecommunications, and electricity. As such, adjacent utilities can be extended onto the project site with nominal environmental impacts. Given the nature of the proposed use, the project could be adequately served by existing infrastructure. Additionally, the proposed building would utilize the existing sidewalks/hardscape and other site improvements already located on site.*

The proposed classroom training facility would be within the existing Ben Clark Training Center and would be consistent with the existing land use. No additional student capacity would be created by the project, as the project would be limited to the provision of additional training amenities for an existing Sheriff training program. As proposed, the project is a minor addition to the existing Sheriff training program to improve and provide the appropriate level of educational services. The proposed building will be located on previously disturbed land within the Ben Clark Training Center, would not substantially increase or expand the use of the existing Sheriff's training program, and is limited to the continued use of the site in a similar capacity. Given the nature of the project as an instructional use, the project would not involve the use or handling of hazardous materials. 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 15314 (e)(2) –Minor Additions to Schools.** CEQA Guidelines Section 15314 defines “Class 14” projects, which are projects characterized as “Minor Additions to Schools.” Class 14 exemptions consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms, whichever is less.

Response: *The addition of portable classrooms is included in this exemption. The Ben Clark Public Safety Training Center is a comprehensive, integrated training center for law enforcement, fire, custody, and emergency medical practitioners through cooperative and integrative training. In 1952, the Board of Education approved a plan to have a Law Officers Training School, leading RCCD to create the Sheriff's Training Facility, which has subsequently moved to the Ben Clark Training Center site. The RCCD operates the program as part of the Moreno Valley College. The proposed modular classroom training facility would be a pre-manufactured building that would qualify as a portable classroom within the Moreno Valley College, in which the RCCD operates an existing school program at the Ben Clark Training Center. The execution of the license agreement would provide a new pre-fabricated facility as a minor addition, consisting only of one classroom training facility and not increasing student capacity, as it would be limited to the provision of additional training amenities for the existing Sheriff training program. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15314, Article 19, Categorical Exemptions of the CEQA Guidelines.*

- **15300.2. Exceptions**

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Response: *As previously discussed, the project would be located within the boundaries of the existing Ben Clark Training Center, within an urbanized part of the Riverside area. Under the existing conditions, the project site is covered with decomposed granite and used as a parking lot for students and staff accessing other parts of the Ben Clark Training Center. Given the highly disturbed nature of the project site, no sensitive biological resources are present on site. Additionally, the project site is not located within a criteria cell of the Western Riverside Multiple Species Conservation Plan. Therefore, the project is not located within a particularly sensitive environment and would not result in a significant impact on the environment.*

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Response: *Both project construction and operations could result in incremental environmental effects that are not considered significant; however, as with any environmental impact, when combined with impacts related to the implementation of other related projects located throughout the broader geographic area, there is always potential—albeit remote—for the project to result in cumulative impacts.*

However, due to the relatively minor scope of the project; the developed/disturbed nature of the project site; and mandatory adherence with all applicable federal, state, and local laws, regulations, and guidelines, any incremental, individual-level impact resulting from project construction and operations would remain less than significant and would not constitute a considerable contribution to potential regional cumulative impacts in the greater project region.

Further, all other related projects are presumably required by the applicable lead agency to comply with all applicable federal, state, and local regulatory requirements and incorporate all feasible mitigation measures to further ensure that their potentially cumulative impacts would remain at less-than-significant levels. Thus, cumulatively considerable impacts would not occur.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

Response: *The proposed execution of the license agreement and provision of a new modular facility to provide Sheriff training educational services would not result in any direct or indirect physical environmental impacts. The additional 3,380-square-foot modular space would require limited construction activity within the Ben Clark Training Center but would not alter the function or use of the site or have any external physical effects. The site of the modular building is located within an already developed education training campus and is surrounded by existing training facilities on a site that is secured and owned by the County. The site for the modular building has been previously disturbed, is vacant, and would not involve the demolition of any existing buildings or structures.*

The nearest off-site sensitive receptors to the proposed project site are located more than 2,000 feet away, and there are intervening buildings that would block the line of sight, eliminating any potential noise or visual effects. Due to the small footprint of the project, construction activity would be limited to one or two pieces of equipment, would involve minor disturbance to land at a depth less than 2 feet, and would involve less than 0.2 acres. 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.

Additionally, there is no evidence of unique conditions (e.g., unique geotechnical characteristics that would result in impacts to either the project or adjacent land use), either on site or within the project area, and no unusual circumstances have been identified by RCCD, the County, other agencies, or local stakeholders. The project is not expected to be affected by unusual circumstances or otherwise unforeseen conditions.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Response: According to the California Department of Transportation, the only "Officially Designated State Scenic Highway" in Riverside is the segment of State Route 243 (Banning-Idyllwild Panoramic Highway), located approximately 25 miles east of the project site (Caltrans 2011). In addition, although designated an "Eligible State Scenic Highway" and not an "Officially Designated State Scenic Highway," Interstate 15, is located approximately 13 miles east of the project site. Due to natural topographical variations and intervening development, the project site is not directly visible from State Route 243 or Interstate 15. Thus, this exception to the exemption does not apply.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Response: The provisions in California Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the legislator who authored the legislation that enacted it). The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. The California Department of Toxic Substances Control's EnviroStor and the State Water Resources Control Board's GeoTracker online databases are commonly searched to determine the presence or absence of hazardous materials sites included on the Cortese List.

A review of both GeoTracker (SWRCB 2019) and EnviroStor (DTSC 2019) found that no sites occur in the immediate vicinity of the planned improvements that currently have an "open" cleanup case and are presently undergoing remediation activities. Thus, this exception to the exemption does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Response: The entirety of the project site has been heavily disturbed over the years as a result past grading activities and the site's current use. As such, significant surficial and subsurface archaeological and paleontological resources are unlikely to occur on site. Additionally, the site does

not contain any structures; this the project would not involve the demolition of any existing historic buildings or structures.

Limitations and Recommendations

- Consistent with the existing provisions set forth by the Migratory Bird Treaty Act of 1918, construction activities in the vicinity of trees that could provide suitable nesting habitat for birds and raptors should be avoided during the nesting season (generally February to August). Should project construction need to occur during the nesting season, all suitable nesting habitat in the immediate vicinity of the area of disturbance should be thoroughly surveyed for the presence of nesting birds by a qualified biologist before the start of construction activities. Typically, if an active nest is detected, then an appropriate avoidance buffer around the nest, as determined by a qualified biologist, is flagged and avoided until the nesting cycle is complete.
- In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner would immediately be notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains would occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she would notify the Native American Heritage Commission in Sacramento within 24 hours. In accordance with California Public Resources Code Section 5097.98, the Native American Heritage Commission must immediately notify those persons it believes to be the most likely descendent from the deceased Native American. The most likely descendent must complete his/her inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

Summary

Based upon the identified exemptions previously outlined, no physical environmental impacts are anticipated to occur, and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

References Cited

Caltrans (California Department of Transportation). 2011. "Officially Designated State Scenic Highways and Historic Parkways." Accessed March 2019. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.

DTSC (Department of Toxic Substances Control). 2019. EnviroStor database. Accessed June 2019. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=16791+Davis+Ave%2C+Riverside%2C+CA+92518>

SWRCB (State Water Resource Control Board). 2019. GeoTracker database. Accessed March 2019. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=ben+clark+training+center%2C+riverside%2C+ca>.