



Monterey County

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Board Report

Legistar File Number: 14-1337

December 09, 2014

Introduced: 12/3/2014

Current Status: Agenda Ready

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Matter Type: General Agenda Item

- a. Find that the occupancy of and tenant improvements to the Schilling Place complex (Former Capital One Building) and the removal of three (3) modular buildings from the Government Center campus are categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(a) and (l); and
- b. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk within 5 working days of the determination.
(Categorical Exemption - REF140094/Schilling Place Complex, 1441, 1448, and 1494 Schilling Place, Salinas)

PROJECT INFORMATION:

Planning File Number: REF140094

Owner: County of Monterey

Project Location: 1441, 1448, and 1494 Schilling Place, Salinas

APN: 177-181-024-000 and 177-181-015-000

CEQA Action: Categorically Exempt pursuant to CEQA Guidelines section 15301(a) and (l)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that the occupancy of and tenant improvements to the Schilling Place complex (Former Capital One Building) and the removal of three (3) modular buildings from the Government Center campus are categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(a) and (l); and
- b. Direct the Clerk of the Board to file a Notice of Exemption with the County Clerk within 5 working days of the determination.

SUMMARY:

On August 26, 2014, the County of Monterey Board of Supervisors approved the purchase of the former Capital One building, located at 1441, 1448, and 1494 Schilling Place in Salinas. The site, also referred to as the Schilling Place complex, was previously used by Capital One as offices for approximately 800 employees. The proposed project would include interior improvements and modifications to the existing Schilling Place complex and relocation of up to 450 County staff persons to the newly acquired and renovated facility. No major structural improvements or additions to the existing complex are proposed. In addition, the proposal includes the removal of three (3) existing modular buildings on the Government Center campus after the employees occupying those buildings are relocated to the Schilling Place complex or to the Government Center Building at 168 West Alisal in Salinas. Staff has determined that the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15301(a) and (l) and is recommending that a Notice of Exemption be filed with the County

Clerk (**Attachment B**).

DISCUSSION:

The proposed project would include interior improvements and modifications to the existing Schilling Place complex and relocation of up to 450 County staff persons to the newly acquired and renovated facility. The improvements and modifications would include new hardwall spaces, the re-routing of HVAC supply/return, and the repositioning of lights. The majority of the work would consist of reconfigurations of the existing workstation cubicles within the building. Painting and carpet replacement would also occur. However, no major structural improvements or additions to the existing complex are proposed. In addition, the proposal includes the removal of three (3) existing modular buildings on the Government Center campus after the employees occupying those buildings are relocated to the Schilling Place complex or to the Government Center Building at 168 West Alisal in Salinas. A detailed analysis is provided in the Categorical Exemption Report found in **Attachment A**.

County Staff has determined that a CEQA Guidelines section 15301(a) and (l) (Class 1) Categorical Exemption is applicable to the proposed project. To be eligible for a Class 1 exemption, the project must consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination (CEQA Guidelines Section 15301). The key consideration is whether the project involves negligible or no expansion of an existing use. For a Class 1(a) exemption, the project includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances (CEQA Guidelines Section 15301(a)). For a Class 1(l) exemption, the project involves removal and demolition of accessory (appurtenant) structures such as garages, carports, and fences (CEQA Guidelines Section 15301(l)).

Further, in accordance with Section 15300.2 of the CEQA Guidelines, a categorical exemption shall not be used in the following instances:

- When the cumulative impact of successive projects of the same type in the same place, over time is significant;
- When there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- When a project 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;
- When a project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and/or
- When a project may cause a substantial adverse change in the significance of a historical resource.

Because the project would not result in ground disturbance or other changes to the physical environment, it would have no effect on ground-disturbance related environmental impacts, such as agricultural resources, biological resources, cultural (archaeological) resources, geology and soils, and hydrology and water quality. The existing Schilling Place complex was

constructed in the 1980s. As the structures are less than 50 years old, they do not qualify as potentially historic resources. Thus, the project would have no effect on historic resources. Because the project would include the relocation of existing County staff, it would not generate population or employment. Thus, the project would have no effect on population and housing, public services, or recreation. Further, because the Schilling Place complex is served by existing utilities, there would be no environmental effect related to the extension of utilities or service systems to the property. The Categorical Exemption Report (**Attachment A**) analyzed the project's potential impacts in the areas of aesthetics, air quality and greenhouse gas emissions, hazards and hazardous materials, noise, traffic and the contribution to cumulative impacts. The report concluded that the effects of the project would not be significant.

The project would not result in a cumulative impact, and no unusual circumstances have been identified in association with the project. In addition, the project would not result in damage to scenic resources within an officially designated state scenic highway, and is not located on a hazardous material site. Finally, the proposed improvements would not result in damage to a historical resource. Therefore, the occupancy of and tenant improvements to the Schilling Place complex (Former Capital One Building) and the removal of three (3) modular buildings from the Government Center campus fully qualifies for the Class 1 Categorical Exemption from CEQA review.

FINANCING:

Funding for staff time associated with this project is included in the FY 14-15 Adopted Budget for the RMA.

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Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl Holm, Acting Director Resource Management Agency

cc: Front Counter Copy; Dewayne Woods, Assistant CAO; RMA-Public Works; Rincon Consultants; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File REF140094

The following attachments on file with the Clerk of the Board:
Attachment A - Capital One Building Occupancy Project Categorical Exemption Report
Attachment B - Draft Notice of Exemption