

## NOTICE OF EXEMPTION

March 12, 2025

**Project Name:** Approval of the Eighth Amendment to Lease for Probation at San Jacinto Business Park, San Jacinto

**Project Number:** FM042642001100

**Project Location:** 1330 South State Street, Suite A, north of West Esplanade, San Jacinto, California 92583; Assessor's Parcel Number (APN) 435-190-037

**Description of Project:** On February 21, 1995 (M.O. 3.15) the County entered into a Lease Agreement for the purpose of providing office space for the Probation Department for the facility located at 1330 South State Street, Suite A, in San Jacinto, California (Lease). This Eighth Amendment to the Lease (Eighth Amendment) will extend the Lease for an additional three years and terminating on May 31, 2028. Lessor, at Lessor's sole cost and expense, shall paint facility all throughout, replace the lobby front door reception window, repair the skylight in the breakroom, and slurry coat and repaint the parking lot spaces. This facility continues to meet the needs and requirements for the Probation Department. The Seventh Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The Eighth Amendment to the Lease Agreement consists of a three-year extension term with minor tenant improvements and the use of the facility by the Probation Department would continue, consistent with the existing land use. The operation of the facility will continue to provide services and will not result in an expansion of existing use. No additional 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 Facilities Management

**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**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 Lease extension and minor tenant improvements.

- 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 Lease Agreement is a contractual action to permit the continued use of the existing facility. The Lease extension would include minor tenant improvements, consisting of painting, replacing the lobby front door window, repairing the breakroom skylight, and providing a slurry coat and repaint of the parking lot. No increase in building footprint or substantial increase in capacity would be created by the project. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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 Lease extension 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 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.

Therefore, the County of Riverside Facilities Management 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:** 3-12-2025  
 Mike Sullivan  
 County of Riverside, Facilities Management