

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

May 22, 2025

**Project Name:** Fire Fleet Services Facility Second Amendment to Lease Agreement with MS Perris, LLC, Perris

**Project Number:** FM042552007900

**Project Location:** 86 East Rider Street, Perris, California, 92571; Assessor's Parcel Number (APN) 305-170-032

**Description of Project:** Riverside County Fire Department (County Fire) currently occupies office space located at 86 E. Rider Street, Building 1, Perris, CA. Under a lease approved February 27, 2024, Minute Order (M.O.) 3.19. Riverside County Fire Department Fleet Services provides maintenance of up to 250 fire vehicles and apparatuses. Currently, the facility lacks a backup power source, posing a risk to operational continuity during electrical outages or natural disasters. To mitigate this risk and ensure uninterrupted service to emergency response vehicles, the installation of a new diesel-powered backup generator is being proposed under a Second Amendment to Lease. The scope of the project includes, but is not limited to, installation of a new back-up diesel engine generator to connect to the existing electrical system, and reconfiguration of electrical circuits for the data room and backup generator. It will require design services of an electrical engineer to properly size, specify and permit the new generator system. Approval of the Second Amendment to the Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continued use of the existing facility. No expansion of the footprint or increase in capacity of use would occur as a result of the Lease Amendment, which would result in the provision of backup power. The operation of the facility will result in the use of an existing building and 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 Second Amendment to the Lease Agreement.

- **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 a lease amendment to provide for emergency backup power to power emergency vehicles. The project will not substantially increase or expand the use of the site, and is limited to the continued use of the existing facility 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 Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial 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:** 5-22-2025  
Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Fire Fleet Services 2<sup>nd</sup> Amendment to Lease Agreement MS Perris, LLC,  
Perris**

**Accounting String: 524830-47220-7200400000 - FM042552007900**


DATE: May 22, 2025

AGENCY: Riverside County Facilities Management

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, Facilities Management**

Signature: 

PRESENTED BY: **Denise Rodriguez, Senior Real Property Agent, Facilities Management**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

.

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Riverside, CA 92501

Date: May 22, 2025  
To: Office of the County Clerk  
From: Mike Sullivan, Senior Environmental Planner, Facilities Management  
Subject: **County of Riverside Facilities Management Project # FM042552007900**  
Fire Fleet Services 2<sup>nd</sup> Amendment to Lease Agreement with MS Perris, LLC,  
Perris

The Riverside County's Facilities Management'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 #2600**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Facilities Management,**

**3450 14<sup>th</sup> Street, Suite 307, 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