

County of Riverside  
Facilities Management-PMO  
3450 14<sup>th</sup> Street, 2nd Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

March 18, 2025

**Project Name:** Approval of Option to Extend Lease Agreement, Riverside University Health System Community Health Center (RUHS-CHC), 2499 and 2501 East Lakeshore Drive, Lake Elsinore

**Project Number:** FM042431002100

**Project Location:** 2499 and 2501 East Lakeshore Drive, west of Diamond Drive, Lake Elsinore, California 92530, Assessor's Parcel Numbers (APNs) 373-210-060 and 373-210-060

**Description of Project:** The County of Riverside, a political subdivision of the State of California (County), entered into a lease at 2499 and 2501 E. Lakeshore Dr., Lake Elsinore, CA 92530 (Premises) dated December 10, 2002 with LEVC Group, LLC, a limited liability company (Lessor), for use by the RUHS-CHC. The Premises continues to meet RUHS-CHC's clinic requirements for its WIC and Family Health Clinic for Ambulatory Care services. To continue to provide these services to the constituents of Lake Elsinore, the County served notice of its Option to Extend the lease by providing two hundred and seventy (270) days' notice to the Lessor as of November 3, 2024 pursuant to Section 6 of the third amendment dated November 17, 2015. The approval of the option to extend the Lease Agreement LEVC Group, LLC, is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of term involving existing facilities; no expansion of the existing facility will occur. The operation of the facility will continue to provide public health services. 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 option to extend 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 the extension of term of the existing Lease regarding health services for RUHS-CHC. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site 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 extension of the Lease Agreement 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:** 3-18-2025  
 Mike Sullivan  
 County of Riverside, Facilities Management

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: Option to Extend Lease Agreement, RUHS-CHC, Lake Elsinore**

**Accounting String: 524830-47220-7200400000 - FM042431002100**

DATE: March 18, 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, Facilities Management**

Signature: 

PRESENTED BY: **Preston Carr, Real Property Agent, Facilities Management**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

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

Date: March 18, 2025  
To: Office of the County Clerk  
From: Mike Sullivan, Facilities Management  
Subject: **County of Riverside Facilities Management Project # FM042431002100**  
Option to Extend Lease Agreement, RUHS-CHC, Lake Elsinore

Riverside County Facilities Management 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, Facilities Management,**  
**3450 14<sup>th</sup> Street, Second Floor, 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