County of Riverside
Facilities Management
3450 14th Street, Riverside, CA

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

July 24, 2025

Project Name: Riverside County Department of Environmental Health (DEH) Lease Agreement with Enterprise Circle Investments, LLC, Temecula

Project Number: FM0414200018

Project Location: 27431 Enterprise Circle West, Suite 101, east of Winchester Road, Temecula, California, 92591, Assessor's Parcel Number (APN) 921-480-009

Description of Project: On July 2, 2024, the Board of Supervisors approved Minute Order 3.3 authorizing Facilities Management Real Estate (FM-RE) to locate suitable office space for DEH in the City of Temecula or the surrounding area.

FM-RE issued a Request for Proposal (RFP) and received submittals from various landlords. Of the proposals submitted, Enterprise Circle Investments LLC, a California limited liability company (Landlord), was selected for its existing building known as the New American Office Building located in Temecula. The 4,116 square-foot facility located at 27431 Enterprise Circle West, Suite 101, Temecula, will accommodate DEH's program needs by providing more efficient workspace for employees while providing ample space to provide improved services to the community. A new lease agreement (Lease) represents a 5-year term to commence upon completion of tenant improvements. The improvements requested include a new reception area to accommodate staff, paint and flooring throughout the suite, IT Room upgrades, removal of a few walls, and kitchen counter upgrades. The work will be contracted and paid for by the Landlord and the County will reimburse Landlord monthly for the improvements throughout the term of the Lease. The occupancy of the facility by DEH is anticipated to commence December 2025. The Lease Agreement with Enterprise Circle Investments, LLC is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would not result in an increase in capacity or physical expansion. No significant physical changes would occur as a result of the Lease Agreement.

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 Agreement and interior 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 use of an existing building and includes interior tenant improvements to make the office space functional for DEH. 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 Agreement and interior tenant improvements 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:** 7-24-2025

Mike Sullivan
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

Project Name: Riverside County Department of Environmental Health Lease Agreement with Enterprise Circle Investments, LLC, Temecula

Accounting String: 524830-47220-7200400000-FM0414200018

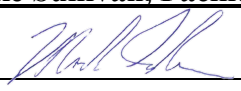
DATE: July 24, 2025

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: **Maribel Hyer, Supervising 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 14th Street, Riverside, CA 92501

Date: July 24, 2025

To: Office of the County Clerk

From: Mike Sullivan, Facilities Management

Subject: **County of Riverside Facilities Management Project #** FM0414200018 Riverside County Department of Environmental Health Lease Agreement with Enterprise Circle Investments, LLC, Temecula

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 14th Street, Suite 307, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file