

NOTICE OF EXEMPTION

To:
Riverside County Clerk/Recorder
2724 Gateway Dr.
Riverside, CA 92507

From:
Riverside Unified School District
3380 14th St.
Riverside, CA 92501

Office of Planning and Research/Governor's
Office of Land Use and Climate Innovation
Online Submittal via CEQA Submit

Project Title: District Administrative Offices Acquisition Project ("Project")

Project Location: 1450 Iowa Avenue, Riverside, CA 92507 (cross street Marlborough Avenue) and 1500 Iowa Avenue, Riverside, CA 92507 (cross street Marlborough Avenue) (APNs 249-070-038 & 249-070-047)

Name of Public Agency Approving Project (Lead Agency): Riverside Unified School District

Name of Person or Agency Carrying Out Project: Riverside Unified School District and King Riverside Residential, LP, a California limited partnership.

Project Description: The real property commonly known as 1450 Iowa Avenue, Riverside, CA 92507 and 1500 Iowa Avenue, Riverside, CA 92507 (combined, the "Property") consists of two approximately 50,000 and 55,000 square foot, respectively, commercial office buildings. On August 21, 2025, the Riverside Unified School District ("District") approved the acquisition of the Property by the District and King Riverside Residential, LP, a California limited partnership, as tenants in common, for use as District administrative offices, subject to existing leases.

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 Categorical Exemptions: CEQA Guidelines Section 15301 (Class 1 Existing Facilities)
 Common Sense Exemption: CEQA Guidelines Section 15061(b)(3)
 Statutory Exemption: _____

Reasons Why Project is Exempt:

The Riverside Unified School District (“District”) reviewed the provisions of the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.).

CEQA contains a number of exemptions from CEQA including the following:

- The CEQA Guidelines Section 15301 (Class 1 Existing Facilities) categorical exemption applies to 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 existing or former use.

CEQA also provides, in CEQA Guidelines Section 15061(b)(3), that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt from CEQA.

The District determined that the Project is categorically exempt from further CEQA review pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) because the Project only involves the acquisition of real property and maintaining the existing use of the Property, with negligible or no expansion of existing use. The Project is also exempt under CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment.

CEQA Guidelines Section 15300.2 sets forth the following exceptions to categorical exemptions:

“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.


(d) Scenic Highways. A categorical exemption shall not be used for a project which 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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

The District reviewed the Project and determined that none of the exceptions to the categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

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9/8/25

Date