

## NOTICE OF EXEMPTION

October 21, 2025

**Project Name:** County of Riverside, Authorization to Sell Real Property Located in the City of Hemet

**Project Number:** ED190019414

**Project Location:** Along south side of Walden Weaver Road and along north side of Stetson Road, west of South Cawston Avenue, Hemet, California, 92545, Assessor's Parcel Number (APN) 456-020-010

**Description of Project:** Assembly Bill x1 26 enacted in June 2011, (as amended by Assembly Bill 1484 in June 2012), (collectively the Dissolution Act), charges the Successor Agency to the Redevelopment Agency for the County of Riverside (Successor Agency), with winding down the affairs of the former Redevelopment Agency for the County of Riverside (RDA). Pursuant to Health and Safety Code Section 34191.5, added by the Dissolution Act, the Successor Agency prepared an Amended Long Range Property Management Plan (LRPMP) which identified all real property assets owned by the former RDA and recommended appropriate disposition strategies for each identified parcel. The LRPMP includes property profiles, a description of each property's potential use, and an explanation of the benefit of the proposed disposition strategy to the surrounding community. The LRPMP was approved by the California Department of Finance (DOF) on December 18, 2015.

The LRPMP contemplates the sale of that certain real property consisting of approximately, 2.56 acres, located alongside Stetson and Cawston Ave, Hemet, California, identified by Assessor Parcel Number 456-020-010 (Property). In the LRPMP, the Property is designated for sale. On June 14, 2022, the Board of Supervisors declared the Property surplus land by Successor Agency Resolution No. 2022-01. The Successor Agency provided notices of availability of the Property as required by the Surplus Land Act (SLA), California Government Code Section 54220 et seq. and the SLA Guidelines. On July 8, 2022, the California Department of Housing and Community Development (HCD) determined that the Successor Agency has met all the requirements of the SLA for purposes of disposing of the Property and confirmed the Successor Agency's permission to proceed with the sale of the Property. HCD sent an updated letter on December 28, 2022, acknowledging the Successor Agency's compliance with the SLA, which is attached hereto for reference.

The Successor Agency received an offer from City of Hemet, a California municipal corporation. The Successor Agency recommends acceptance of the offer from City of Hemet, a California municipal corporation in the amount of \$140,000. The proposed project is the sale of real property that has been previously disturbed and landscaped, is currently undeveloped, and receives ongoing maintenance. No development is contemplated at this time, and it can be seen with certainty that there is no possibility that the activity in question will have a significant impact on the environment; the conveyance is merely a transfer in title to the real property. The Property does not have significant value for wildlife habitat or other environmental purposes, and is of such size, shape, or inaccessibility that it is incapable of independent development or use; it will not require any construction activities, and will not lead to any direct, or reasonably foreseeable indirect, physical environmental impacts. The conveyance of property to the Buyer is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

**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, Articles 5 and 19, Sections 15061 and 15301

**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 sale of the Property.

- **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 is the is the proposed sale of real property that is no longer needed for the use by or purposes of the Successor Agency as surplus, which will allow for the eventual disposition. The declaration and future transfer of the property would not result in any change in use and would not increase or expand the use of the site; 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 sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required, and the potential environmental effects would be analyzed as part of future discretionary action. 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:** 10-21-2025  
Mike Sullivan,  
County of Riverside, Facilities Management