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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

November 21, 2025

Project Name: Fourth Amendment to Master License and Operating Agreement with Family Services Association at Norton Younglove Community Center and James A. Venable Community Center/Cabazon Child Development Center

Project Number: FM04716000800

Project Locations:
Norton Younglove Community Center: 459 Center Street, east of Michigan Avenue, Riverside California, 92507, Assessor's Parcel Number (APN) 255-080-041
James A. Venable Community Center and Cabazon Child Development Center: 50390 Carmen Avenue, east of Broadway, Cabazon, California 92230, APN 526-170-020
Lakeland Village Community Center and Lakeland Childcare Center: 16275 Grand Avenue, west of Santa Rosa Drive, Lake Elsinore, California 92530, APN 381-300-004

Description of Project: On May 9, 2017, the Board of Supervisors approved Minute Order 3.10, the Master License and Operating Agreement by and between the County of Riverside (County) and Family Service Association, Inc. a California nonprofit corporation (FSA) for operations of the Norton Younglove Community Center, James A. Venable Community Center / Cabazon Child Development Center and Eddie Dee Smith Senior Center by FSA (Agreement). The Agreement was for a term of approximately three years expiring June 30, 2020. During the term of this Agreement, FSA is required to provide community center services which include youth, adult and senior programs as outlined and further described within the Agreement. The scope of those services includes community, recreational, healthcare, child development, and food programs. On July 2, 2019, the Board of Supervisors approved Minute Order 3.6, the First Amendment to the Agreement. This First Amendment served to refine and improve the Agreement and to formally address the necessity for background checks and confidentiality for all Community Center Operators and Countywide. On June 30, 2020, the Board of Supervisors approved Minute Order 3.16, the Second Amendment to the Agreement. This Second Amendment served to extend the term for three years at the same annual amount and transfer the Eddie Dee Smith Senior Center to the City of Jurupa on June 30, 2020, and remove this facility from the scope of the Agreement with FSA. On June 27, 2023, the Board of Supervisors approved Minute Order 3.37, the Third Amendment to the Agreement. This Third Amendment served to extend the term for three years, provide an annual reimbursement to the Operator for community services performed and amend the description of the property to exclude, from the Agreement, Board of Supervisors 5th District newly allocated space within the James A. Venable Community Center / Cabazon Child Development Center.

Facilities Management-Real Estate (FM-RE) now proposes to update the Agreement through this Fourth Amendment (Amendment). This update extends the Master Agreement for an additional four and one-half (4½) years, modifies the annual Reimbursement Fund to reflect the addition of the Lakeland Village Community Center and the new Lakeland Village Childcare Center, and revises the total square footage to include these facilities. This Agreement and Amendment document the obligations and responsibilities between the County and FSA for providing community services, utilities, custodial, maintenance and security at these County owned facilities to be operated by FSA on behalf of the County. The Fourth Amendment to the Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is for the use of existing facilities and no expansion of the existing facility will occur. The operation of the facilities will continue to provide community 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 Fourth Amendment to the Agreement, permitting continued use of existing facilities.

- **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 continued use of the existing community centers in Riverside and Cabazon. The project would not substantially increase or expand the use of the sites; and is limited to the inclusion of an additional existing community center and childcare facility and the extension of term, which will result in the continued use of the sites 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 Fourth Amendment to the Agreement is limited to an extension of term for continued use of existing facilities which will not expand or increase the capacity or intensity of use of the sites. The use and operation of the facilities 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 sites 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:** 11-21-2025

Mike Sullivan
County of Riverside, Facilities Management