

County of Riverside
Facilities Management
3450 14th Street, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

December 4, 2025

Project Name: Palo Verde Healthcare District Lease Termination at 205 North First Street, Blythe

Project Number: FM0047134005000

Project Location: 205 North First Street, north of East Murphy Street, Blythe, California, 92225; portion of Assessor's Parcel Number (APN) 845-141-004

Description of Project: On October 23, 2018, the County of Riverside, a political subdivision of the State of California (County) and Palo Verde Healthcare District (Lessee) entered into that certain Revenue Lease agreement. The lease expires on August 31, 2028. Pursuant to Section 16 of the Revenue Lease dated October 23, 2018, and specifically Section (a), which states the County shall have the right to immediately terminate this lease in the event that a petition is filed for voluntary or involuntary bankruptcy for the adjudication of Lessee as debtors. The date of termination by this notice was effective October 31, 2025.

This Form 11 is being presented for approval of the early termination letter delivered on October 29, 2025. Through this action, rent will be paid through the termination date with no additional funds required. The termination of the Lease with Palo Verde Healthcare District is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continued use of the existing facility upon selection of a new occupant. No expansion of the footprint or increase in capacity of use would occur as a result of the Lease termination, which would result in the replacement of occupancy at an existing building. The operation of the facility will result in the use of an existing building and 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 Lease termination.

- **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 termination of an existing lease. The project will not substantially increase or expand the use of the site, and would be limited to the continued use of the existing facility in a similar capacity upon selection of a new tenant; 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 Lease termination will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will continue to operate as an existing industrial 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:** 12-4-2025
Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Palo Verde Healthcare District Lease Termination at 205 North First Street, Blythe

Accounting String: 524830-47220-7200400000-FM047134005000-FM6200306

DATE: December 4, 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, Senior Environmental Planner, Facilities Management**

Signature: 

PRESENTED BY: **Denise Rodriguez, Senior 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: December 4, 2025

To: Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: County of Riverside Facilities Management Project # FM0047134005000
Palo Verde Healthcare District Lease Termination at 205 North First Street,
Blythe

The Riverside County's Facilities Management's Project Management Office 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, Senior Environmental Planner,
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