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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

December 23, 2025

Project Name: Approval of Fourth Amendment to Lease Agreement at 2038 Iowa Avenue, Riverside University Health System Department of Public Health (RUHS PH) Community Action Partnership (CAP) and Women, Infants and Children (WIC), Riverside

Project Number: FM042611018700

Project Location: 2038 Iowa Avenue, north of Spruce Street, Suites B-100, B-101, B-102, B-103, and B-104, Riverside, California 92507, Assessor's Parcel Number (APN) 249-140-040

Description of Project: Community Action Partnership (CAP) has occupied the premises under a lease agreement since April 9, 2002. In 2017, the lease was amended through a Third Amendment to increase the square footage to accommodate both CAP and Riverside University Health System – Public Health WIC (RUHS Public Health WIC) increasing the square footage from 15,434 to 32,864.

On October 30, 2025, the Lessor was formally notified of the County's decision, at CAP's request, to exercise the lease's early termination right, with the lease scheduled to terminate on January 31, 2026.

RUHS Public Health WIC requested to remain in its existing suite to avoid relocation and the associated requirement to obtain State approval, a process that is both lengthy and complex. Remaining at the current location would also eliminate the need for significant renovations at a new site, which are not feasible within existing funding.

On December 9, 2025, the Lessor was formally notified of this change and consented to RUHS Public Health WIC continuing its occupancy under revised terms and conditions. The revised agreement reduces the leased premises from 32,864 square feet to 4,564 square feet. This Fourth Amendment to Lease extends the lease term for five (5) years, effective February 1, 2026, through January 31, 2031, with rent commencing May 1, 2026.

RUHS Public Health WIC has requested minor interior improvements to be completed at Lessor's expense, including relocating the communications room and the common restrooms into the WIC leased space, and installing a new kitchenette.

The Fourth Amendment to the Lease Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the termination of a lease involving an existing facility; no expansion of the existing facility will occur. 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 Lease Agreement.

- **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 continuation of the existing Lease regarding public health services for RUHS-PH. The effects of the Fourth Amendment would result in a reduction of space lease, a five-year extension, and minor interior tenant improvements including the relocation of the communications room and common restrooms into the leased space and installation of a new kitchenette. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site 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 proposed Fourth Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. RUHS-PH would consolidate into a reduced lease space in the existing building and the use and operation of the space 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:** 12-23-2025

Mike Sullivan
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

Project Name: Fourth Amendment to Lease Agreement, RUHS PH at 2038 Iowa Avenue, Riverside

Accounting String: 524830-47220-7200400000 - FM042611018700-FM6200306

DATE: December 23, 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: December 23, 2025

To: Office of the County Clerk

From: Mike Sullivan, Facilities Management

Subject: **County of Riverside Facilities Management Project #** FM0422611018700 Fourth Amendment to Lease Agreement, RUHS PH at 2038 Iowa Avenue, Riverside

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