

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

NOTICE OF EXEMPTION

December 15, 2025

Project Name: Indio Fairgrounds Water and Electrical Improvements at the Recreational Vehicle (RV) Parking Lot, Indio

Project Number: FM08720014659

Project Location: 82503 Highway 111, east of Arabia Street, Indio, CA, 92201, Assessor's Parcel Number (APN) 614-040-002

Description of Project: The Indio Fairgrounds is located at 46350 Arabia Street in Indio. The Indio Fairgrounds holds the County of Riverside Indio Date Festival in February of each year. Currently, there is no electrical power nor water supply for the RV parking lot. The scope of work is to accommodate 42 RV parking stalls with electrical and water supply within Lot 5 which is located at the Northwest parking area. The water line will be supplied by the Indio Water authority and the new electrical supply will be pulled from the existing 3140 service located at the Southwest parking area. The Project will provide a more efficient parking environment for customers and vendors. The utility improvements to the recreational vehicle parking lot at the Indio Fairgrounds is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a significant expansion of existing use. 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 California Environmental Quality Act (CEQA) Guidelines, Section 15301 Class 1 Existing Facilities Exemption; Section 15311 Class 11 Accessory Structures Exemption; and 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, 15301, and 15311.

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 include unusual circumstances which could have the possibility of having 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 at the utility improvements to RV parking lot at the Indio Fairgrounds.

- **Section 15301 –Existing Facilities:** This Class 1 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 existing facility consists of the Indio Desert Expo/Riverside County Fairgrounds that is located on developed County-owned land and is not located on environmentally sensitive land. The water and electrical improvements to the site would be within the existing facility footprint and would be consistent with the existing land use. No new substantial capacity would be created by the project. The project includes the provision of electrical and water hookups to the RV parking lot. The utility infrastructure currently exists adjacent to the site and no new increase in capacity of the infrastructure would be required to accommodate the hookups. Therefore, the project is exempt as it meets the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15311–Accessory Structures:** This Class 11 categorical exemption includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. The project, as proposed, includes water and electrical improvements to the RV parking lot at the Indio Fairgrounds. These improvements would be appurtenant to the existing Fairgrounds and will not substantially increase or expand the use of the site; therefore, the project is exempt as the project meets the scope and intent of the Class 11 Exemption identified in Section 15311, 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. The proposed improvements to the existing facility will not result in any direct or indirect physical environmental impacts. The utility improvements would require limited construction activity within the existing site and would not alter the function or use of the site, have any external physical effects, or result in a substantial increase in capacity. The improvements are limited to the provision of electrical and eater hookups to RVs in the existing parking lot. The site improvements would improve the function of the facility and the use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts. 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.

Based upon the identified exemptions above, 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: 12-16-2025

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management