

County of Riverside
Facilities Management-PMO
3450 14th Street, 2nd Floor, Riverside, CA

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

January 27, 2026

Project Name: Approval of Second Amendment to the Lease Agreement with Monroe Palms, LLC and Pacific Courtyards, LLC, Probation Department, Indio

Project Number: FM042341011300

Project Location: 46-900A Monroe Street, Suite 1001, north of Dr. Carreon Boulevard, Indio, California 92201; Assessor's Parcel Number (APN) 614-130-024

Description of Project: The County of Riverside (County) entered into a lease agreement on behalf of the Probation Department (Probation) with Norco Capital, LLC, predecessor in interest to Tower Energy Group, which was approved by the Board of Supervisors on November 17, 2015 (Minute Order 3.12) (Lease). The Lease was subsequently amended by a First Amendment to Lease dated May 18, 2021, which extended the lease term, revised rental amounts, updated custodial requirements, and modified termination provisions, as approved by the Board of Supervisors (Minute Order 3.8) (First Amendment). On May 28, 2021, the facility located at 46-900A Monroe Street, Suite 101, Indio, CA 92201 (Leased Premises) was transferred to Monroe Palms, LLC and Pacific Courtyards, LLC (collectively, "Lessor").

The Leased Premises continues to meet the operational needs of the Probation Department and supports the delivery of its programs and services to clients in the community. This Second Amendment to the Lease (Second Amendment) will extend the lease term, add options, revise the rental schedule, and amend the notice provisions to ensure continued operational and contractual alignment. The Second Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 5,000 square feet and the proposed Project is the letting of property involving existing facilities with tenant improvements; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Probation Department and will not result in an increase in the intensity of the use of the site. 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 Second 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 extension of term of the existing Lease regarding probation services. 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 Second Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility 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:** 1-27-2026
Mike Sullivan
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: Approval of Second Amendment to the Lease Agreement, Probation
Department, 46-900A Monroe Street, Suite 101, Indio**

Accounting String: 524830-47220-7200400000- FM042341011300-FM6200306


DATE: January 27, 2026

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: **Preston Carr, 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: January 27, 2026
To: Office of the County Clerk
From: Mike Sullivan, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042341011300**
Probation Second Amendment to the Lease Agreement, 46-900A , Suite 101,
Monroe Street, Indio

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