

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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

April 2, 2026

Project Name: County of Riverside, Public Hearing for the Bid Opening and Oral Bidding for the Sale of Real Property Located in the City of Jurupa Valley

Project Number: FM0411900449

Project Location: 4451 Glenn Street, south of 44th Street, Jurupa Valley, California, 92509, Assessor's Parcel Number (APN) 169-130-037

Description of Project: On September 22, 2025 (M.O. 3.22), the Board of Supervisors adopted Resolution No. 2025-106, Notice of Intention to Set Public Hearing for the Sale of Real Property Located in the City Jurupa Valley, County of Riverside, State of California, Assessor's Parcel Numbers 169-130-037 providing notice of intent to set a public hearing for the sale of the surplus property and invited bids to acquire the Property at the date set for the bids to be reviewed and considered by the Board. A recent independent appraisal was conducted and found the current fair market value of the Property and the minimum bid is set at this same current fair market value.

The Property was previously declared surplus property on October 22, 2024 (M.O 3.13). In accordance with Government Code section 54222, public agencies and all County departments were notified in writing regarding this offer to sell the Property. No agencies or departments indicated interest in purchasing the Property during the requisite sixty (60) day notice period under Government Code section 54222. On July 15, 2025 the State of California Department of Housing and Community Development ("HCD") determined that the County has met all of the requirements under the Surplus Land Act for the purpose of disposing the surplus Property.

The Property has been determined to be no longer needed for County use or purposes and it is recommended that the Property be sold in accordance with Government Code Section 25520 et seq., as required by law. The terms and conditions of the sale are contained within Resolution No. 2025-106, which also provided the statutory notice of the Board's intention to sell the Property and to facilitate the sale by inviting bids from prospective buyers and setting a date for the public bidding process to occur. The sale of the property is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

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, Articles 5 and 19, Sections 15061 and 15301

04/28/2026 Item 21.1

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 sale of the Property.

- **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 is the is the proposed sale of real property that is no longer needed for the use by the County and has been declared surplus property. The sale of the property would not result in any change in use and would not increase or expand the use of the site; 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 sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required, and the potential environmental effects would be analyzed as part of future discretionary action. 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:** 4-2-2026
Mike Sullivan,
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: County of Riverside, Jurupa Valley Surplus Property Sale

Accounting String: 524830-47220-7200400000- FM0411900449

DATE: April 2, 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: **Justin Celis, Real Property Agent, Facilities Management**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

.

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

Date: April 2, 2026
To: Office of the County Clerk
From: Mike Sullivan, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM0411900449**
Jurupa Valley Property Sale

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