

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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

April 29, 2026

Project Name: Approval of First Amendment to Lease Agreement with Dunbar Summit, LLC, for 2038 Iowa Avenue, Riverside

Project Number: FM042611060000

Project Location: 2038 Iowa Avenue, Suite B-102, north of Spruce Street, Riverside, California, 92507, Assessor's Parcel Number (APN) 249-140-030

Description of Project: The Riverside County Registrar of Voters (ROV) requires space for the purpose of holding training sessions to prepare election workers for June 2, 2026, Statewide Direct Primary Election. Dunbar Summit, LLC, a California Liability Company ("Lessor") and County entered into a Lease dated April 22, 2026 ("Original Lease"), pursuant to which County has agreed to lease from Lessor that certain building located at 2038 Iowa Ave, Suite B-102, Riverside California, 92507 for a one-month period from April 27, 2026, to May 23, 2026.

The County hereby desires to amend the Original Lease with this First Amendment to Lease ("First Amendment") for the sole purpose of modifying rent amount set forth therein. Section 4 of the Lease is hereby amended to expressly include the additional cost consisting of overhead charges in the total amount of Twenty-Eight Thousand Dollars (\$28,000), which shall be deemed Additional charges for all purposes under the Lease. The First Amendment to the Lease Agreement for the use of space for election worker training is identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the site will result in the continued use of an existing facility. The Project will not result in a substantial increase in capacity or the intensity of the 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 CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "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 First Amendment to the Lease Agreement, permitting continued use of an existing facility.

- 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 use of an existing facility to provide election worker training. The project would not substantially increase or expand the use of the site; and is limited to providing a space to conduct training, which will result in the continued use of the sites 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 First Amendment to the Lease Agreement is limited use of an existing facility which will not expand or increase the capacity or intensity of use of the site. The use and operation of the facility for election worker training 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 sites 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:** 4-29-2026
 Mike Sullivan, Senior Environmental Planner
 County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: ROV First Amendment to Lease for 2038 Iowa Street, Riverside

Accounting String: 524830-47220-7200400000- FM042611060000

DATE: April 29, 2026

AGENCY: Riverside County Facilities Management (CEQARIVCOFM)

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: **Stephaine Carbajal, Real Property Agent I, Real Estate Division, 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: April 29, 2026
To: Office of the County Clerk
From: Mike Sullivan, Facilities Management
Subject: **County of Riverside Facilities Management Project FM042611060000**
ROV First Amendment to Lease Riverside for 2038 Iowa Street, 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