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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

August 28, 2026

Project Name: Approval of Option to Extend Lease Agreement with Town & Country Investments, L.P., for Operation of the Library at 3240 Hamner Avenue, Norco

Project Number: FM042490000800

Project Location: 3240 Hamner Avenue, south of Fifth Street, Norco, California 92860, Assessor's Parcel Number (APN) 129-230-058

Description of Project: On June 7, 2016 (M.O. 3.14), the County of Riverside (County) entered into a Lease Agreement with Town & Country Investments LP (Lessor), for 10,430 square feet of office space located at 3240 Hamner Avenue, Suite 101B, Norco, CA 92860 (Lease), and for use by the Riverside County Library System (RCLS). The Lease has since been amended by a First Amendment, effective January 31, 2017 (M.O. 3.8), reducing the square footage and adding tenant improvement scope. The facility continues to meet the operational needs of RCLS and supports the surrounding community, and as such, RCLS will be exercising the first of its two options to extend the Lease. The First Option to Extend the Lease Agreement with Town & Country Investments LP is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the extension of an existing lease; no expansion of existing facilities or change in land use 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), "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 Option to Extend 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 a five-year extension of term for an existing facility. The term extension would not require any expansion of public services and facilities; 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 First Option to Extend the Lease Agreement will not result in any direct or indirect physical environmental impacts. The direct effects from the extension of term of the Lease Agreement will result in the continued use of the building by the County. 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:** 8-28-2026

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

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

Project Name: Riverside County Library System Option to Extend Lease, Norco

Accounting String: 524830-47220-7200400000 - FM042490000800

DATE: August 28, 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, Senior Environmental Planner, Facilities Management**

Signature:

PRESENTED BY: **Christina Guinotte, Senior 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: August 28, 2026

To: Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Facilities Management

Subject: **County of Riverside Facilities Management Project #** FM042490000800
Riverside County Library System Option to Extend Lease, Norco

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, Senior Environmental Planner, 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