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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

September 23, 2026

Project Name: Approval of Lease Agreement at 2091 West Florida Avenue, Suite 200, Transportation and Land Management Agency (TLMA), Hemet

Project Number: FM0413140472

Project Location: 2091 West Florida Avenue, east of South Gilmore Street, Suite 200, Hemet, California 92545, Assessor's Parcel Number (APN) 448-450-010

Description of Project: On February 10, 2026, the Board of Supervisors approved Minute Order 3.24, authorizing Facilities Management–Real Estate (FM-RE) to locate suitable office space to support TLMA and Code Enforcement throughout the Hemet, San Jacinto, and Murrieta areas. FM-RE issued a Request for Proposal (RFP) and received submittals from various property owners and toured multiple facilities in search of the right property.

Florida Gilmore, LLC, a California limited liability company (Lessor), was selected for its existing building location, known as the 2091 Professional Building, located at 2091 W. Florida Avenue, Suite 200 in Hemet. This 2,945-square-foot suite will require minor tenant improvements, including a fenced area for County vehicles, two dedicated parking spaces outside the fenced area, and cleaning of carpet and furniture, to accommodate Code Enforcement program needs by providing improved and efficient workspace to deliver services to this region and community.

The new lease agreement (Lease) represents a 5-year term commencing upon completion of County occupancy, which is anticipated to be in December of 2026. The Lease Agreement with Florida Gilmore, LLC is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is the lease of an existing facility, with interior tenant improvements; no expansion of the existing facility 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), 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 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 lease of an existing facility for TLMA and Code Enforcement. The effects of the Lease Agreement would result in a five-year term, and minor interior tenant improvements including a fenced area for County vehicles, two dedicated parking spaces outside the fenced area, and cleaning of carpet and furniture. 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 Lease Agreement will not result in any direct or indirect physical environmental impacts. TLMA and Code Enforcement would lease space in the existing building and the use and operation of the space 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:** 9-23-2026

Mike Sullivan
County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

Project Name: TLMA Lease Agreement, 2901 West Florida Avenue, Suite 200, Hemet

Accounting String: 524830-47220-7200400000 - FM0413140472-FM6200306

DATE: September 23, 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: **Maribel Hyer, Supervising 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: September 23, 2026

To: Office of the County Clerk

From: Mike Sullivan, Facilities Management

Subject: **County of Riverside Facilities Management Project #** FM0413140472
TLMA Lease Agreement, 1820 Fullerton Avenue, Suite 200, Hemet

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