

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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

March 22, 2024

Project Name: Department of Child Support Services (DCSS) First Amendment to Lease Agreement with GPT Riverside CA, LLC, Riverside

Project Number: FM042611007600

Project Location: 2001, 2041, 2081 Iowa Avenue, north of Spruce Street, Riverside, California 92507; Assessor's Parcel Numbers (APNs) 249-110-057, 249-110-056, 249-110-055

Description of Project: The County of Riverside has been under lease at 2001, 2041, and 2081 Iowa Avenue, Riverside beginning originally in 1989 for use by DCSS. The current lease includes three buildings for DCSS use totaling 117,970 square feet of office space and expires in 2031.

DCSS has a need to provide additional building security to 2081 Iowa Avenue due to several instances of vandalism, including burglary. Options were analyzed, reviewed, and selected for the most effective measure of enhanced security. The First Amendment to Lease being presented for approval provides for the Lessor to contract for the manufacture and installation of motorized security shutters on the interior and exterior of portions of the 2081 building. The First Amendment to the Lease Agreement with GPT Riverside CA, LLC is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would not result in an increase in capacity or physical expansion. No significant physical changes would occur as a result of the Lease Agreement.

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 First 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 First Amendment to the Lease Agreement is a contractual action to permit the provision of minor tenant improvements consisting of motorized security shutters on the interior and exterior of portions of existing building at 2081 Iowa Avenue. The improvements would be limited to the existing building and consistent with the existing land use, and no substantial increase in capacity would be created by the project. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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 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:** 3-22-2024
 Mike Sullivan
 County of Riverside, Facilities Management

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

**Project Name: DCSS First Amendment to Lease Agreement with GPT Riverside CA,
LLC, Riverside**

Accounting String: 524830-47220-7200400000 - FM042611007600

DATE: March 22, 2024

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: **Heidi Rigler, 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: March 22, 2024
To: Office of the County Clerk
From: Mike Sullivan, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM042611007600**
DCSS First Amendment to Lease Agreement with GPT Riverside CA, LLC,
Riverside

The Riverside County's Facilities Management's Project Management Office 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 303, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file