

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

NOTICE OF EXEMPTION

March 26, 2024

Project Name: Department of Public Social Services Children/s Services Division (DPSS) Harmony Haven Operational Construction and Safety Enhancement Projects, Beaumont

Project Number: FM08510013649

Project Location: 14700 Manzanita Park Road, west of Eagles Nest Drive, Beaumont, California, 92223; Assessor's Parcel Number (APN): 428-020-002

Description of Project: On June 27, 2023 (Item 3.41), the Board of Supervisors (Board) adopted Resolution No. 2023-144, Authorization to Purchase Real Property in the Unincorporated Area of Beaumont, County of Riverside. On July 11, 2023 (Item 3.6), the Board authorized the use of American Rescue Plan Act (ARPA) funds for the purchase of this land in an aggregate amount of \$26,800,000. The property, referred to as Harmony Haven Children & Youth Center (Harmony Haven) - Riverside County, is used to fulfill programmatic needs and uses by DPSS and along with other potential and complimentary County program uses.

As part of the planning process for Harmony Haven, there are needs for facility improvements that were anticipated during the sale. An overall facility and security assessment was completed, and Facilities Management (FM) identified general deferred maintenance and capital project needs. The planned improvements include infrastructure and facility repairs such as water intrusion and roof repairs, HVAC and electrical upgrades, water tank repairs and well control upgrades, sidewalk and asphalt repairs, and general security and safety upgrades.

These improvements will help to ensure operational safety and stability within the overall campus and are identified as the proposed project under the California Environmental Quality Act (CEQA). The operation of the facility will continue to provide public services and will not result in a change or expansion of existing use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: Riverside County Facilities Management


Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061, and 15301.

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 include unusual circumstances which could have the possibility of having 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 facility improvements at the Harmony Haven Campus.

- **Section 15301 (b)–Existing Facilities:** This Class 1 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 maintenance-related improvements at the existing buildings on the Harmony Haven Campus, including infrastructure enhancements to ensure the continued provision of utility services. The use of the facility would continue to provide public services and would not result in a significant increase in capacity or intensity of use. 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 facility improvements at the buildings within the existing Harmony Haven Campus will not result in any direct or indirect physical environmental impacts. The improvements would occur to existing buildings and infrastructure, would not alter the footprint, and are being completed to create safe, compliant, and functional facility. The use of the facility for public services would remain unchanged. 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.

Based upon the identified exemptions above, 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: 3-26-2024

Mike Sullivan,
County of Riverside, Facilities Management