

County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Riverside, CA

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

June 28, 2024

**Project Name:** County of Riverside, Authorization to Sell Real Property Located in the Community of Mecca

**Project Number:** FM0417200451

**Project Location:** Northwest corner of Avenue 66 and Date Palm Street, Mecca, California, 92254, Assessor's Parcel Numbers (APNs) 727-184-034, 727-184-035

**Description of Project:** On June 4, 2024, the Riverside County Board of Supervisors (Board) adopted Resolution Number 2024-086. This resolution of the Board declares certain real property exempt surplus property and provides a notice of intention to convey a fee simple interest in real property in the Community of Mecca, County of Riverside, to the Riverside County Board of Education. As a result of further negotiations, only two parcels are being authorized because of this action. That property is further identified as Assessor's Parcel Numbers 727-184-034 and 727-184-035.

Through this action, the County of Riverside (County) intends to convey by grant deed, its fee simple interest in the Property. The subject Property is a total of 0.11 acres of vacant land. The Property was recently appraised by an independent appraiser at a value of forty-seven thousand (\$47,000). The Riverside County Board of Education has agreed to pay this amount to the County to purchase the Property. The conveyance of property to the Buyer is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to the sale of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. Any future activity or project at the location would require additional CEQA review for any changes to the property.

**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 15312, Class 12, Surplus Government Property Sales Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Articles 5 and 19, Sections 15061 and 15312

**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 sale of the Property.

- **Section 15312 (a)(b)(3)– Sale of Surplus Government Property Exemption:** The Project, as proposed, is the sale of real property consisting of an approximately 5,325 square foot office building. The property does not have significant values for wildlife habitat or other environmental purposes, and the use of the property has not changed since the time of acquisition by the County. The action does not provide for an increase in use of the land or any development activity and would not result in any physical environmental impacts under CEQA.
- **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 sale of the Property is an administrative function and would not result in any direct physical environmental impacts. The primary indirect impact of the sale would result in a different occupant owning the Property. It is not anticipated that any change in use or substantial increase in capacity would occur from the sale. Should any future physical changes in use be contemplated by the new owner, additional CEQA review would be required and the potential environmental effects would be analyzed as part of future discretionary action. 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:** 6-28-2024  
Mike Sullivan  
County of Riverside, Facilities Management

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: County of Riverside, Mecca Surplus Property Sale**

**Accounting String: 524830-47220-7200400000 - FM0417200451**


DATE: June 28, 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: **Justin Celis, 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 14<sup>th</sup> Street, Riverside, CA 92501

Date: June 28, 2024  
To: Office of the County Clerk  
From: Mike Sullivan, Facilities Management  
Subject: **County of Riverside Facilities Management Project # FM0417200451**  
Mecca Surplus Property Sale

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 14<sup>th</sup> Street, Suite 303, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009 or email**  
**at [msullivan@rivco.org](mailto:msullivan@rivco.org).**

Attachment

cc: file