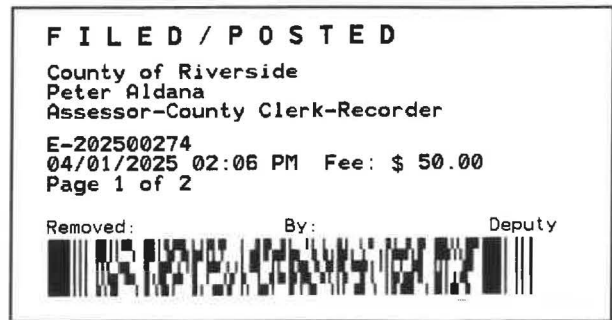


County of Riverside
Facilities Management
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

March 11, 2025

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

Project Number: ED190019424

Project Location: Between 66th Avenue and 2nd Street, Mecca, California, 92507, Assessor's Parcel Numbers (APNs) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, 727-184-033, 727-*184-034, 727-184-035

Description of Project: On March 5, 2024 (M.O. 4.1), the Successor Agency to the Redevelopment Agency for the County of Riverside (SA) approved the sale of certain real property consisting of approximately 1.31 acres, located between 2nd street and 66th avenue, Mecca, California (Mecca Property), identified as Assessor's Parcel Numbers (APN's) 727-184-031, 727-184-037, 727-184-039, 727-184-032, 727-184-010, 727-184-011, 727-184-030, 727-184-040, 727-184-024, 727-184-008, and 727-184-033, to the Riverside County Board of Education (RCBOE) for \$250,000 through an Agreement of Purchase and Sale and Joint Escrow Instructions (Agreement). The sale will allow RCBOE to pursue a future regional childcare administrative center in the community of Mecca and to engage the public in childcare programming in this region of the County (RCBOE Childcare Project).

The Successor Agency intended to sell all of the contiguous parcels of the Mecca Property to RCBOE, however, two parcels, specifically APN's 727-184-034 and 727-184-035, were inadvertently omitted from the sale. Upon discovering the omission, the two parcels were properly identified and incorporated into the Agreement through a First Amendment, ensuring the timely completion of the sale of all intended SA parcels to RCBOE for the RCBOE Childcare Project.

This corrective action will simply ratify and approve the First Amendment and the final sale of all intended parcels to RCBOE. There are no changes to costs in the initial action and RCBOE has accepted the First Amendment and the sale of the property in its as-is, where-is condition.

The SA's disposition of APN's 727-184-034 and 727-184-035, in a manner consistent with the Dissolution Act, will facilitate the winding down of the former RDA by liquidating its property in a manner aimed at maximizing value for the benefit of the taxing entities. 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 15301, Class 1, Existing Facilities 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 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 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 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 is the is the proposed sale of real property that is no longer needed for the use by or purposes of the Successor Agency as surplus, which will allow for the eventual disposition. The declaration and future transfer of the property would not result in any change in use and would not increase or expand the use of the site; 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 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:** 3-11-2025
Mike Sullivan,
County of Riverside, Facilities Management



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 25-96279
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MGMT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/01/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500274

PROJECT TITLE
 COUNTY OF RIVERSIDE, AUTHORIZATION TO SELL REAL PROPERTY LOCATED IN THE UNINCORPORATED COMMUNITY OF MECCA

PROJECT APPLICANT NAME RIVERSIDE COUNTY FACILITIES MGMT	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>I Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
 2724 Gateway Drive
 Riverside, CA 92507
 (951) 486-7000
 www.rivcoacr.org

Receipt: 25-96279

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500274
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$7,035.75	
Comment	SST3502S307	