



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:
 25-104995
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY REGIONAL PARK & OPEN	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/09/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500300

PROJECT TITLE
 COUNTY OF RIVERSIDE REGIONAL PARK & OPEN SPACE DISTRICT (PARKS) CONVEYANCE OF REAL PROPERTY BY GRANT DEED TO RAINCROSS DEVELOPMENT LLC, UNINCORPORATED

PROJECT APPLICANT NAME RIVERSIDE COUNTY REGIONAL PARK & OPEN	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)

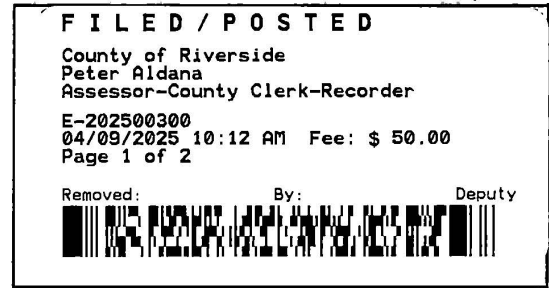
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

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

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
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County of Riverside
3450 14th Street, Riverside, CA



NOTICE OF EXEMPTION

January 28, 2025

Project Name: County of Riverside Regional Park & Open Space District (Parks) Conveyance of Real Property by Grant Deed to Raincross Development LLC, Unincorporated Riverside County

Project Number: FM041930091

Project Location: North of El Sobrante Road, west of McAllister Street, approximately one mile north of Lake Matthews, unincorporated Riverside County, California, 92503, Assessor's Parcel Number (APN) 270-070-008

Description of Project: Riverside County Parks intends to transfer the real property located in the unincorporated area of Riverside, California, known as Assessor's Parcel Number 270-070-008 (Property) by Grant Deed to Raincross Development LLC, a California limited liability company (Buyer).

On January 9, 2024, the Board passed Item 13.2, declaring the Property surplus. The Property was initially intended for a 7 Mile trail, but after further research, it was determined the 7-mile trail along the corridor would not be feasible due to some insurmountable and or costly obstacles including: steep and rocky terrain, encroachments by private property owners, gaps in the trail alignment, major street crossings, and trail alignment proximity to encroaching residential properties.

The Property was recently appraised by an independent Appraiser at a value of \$290,000. Raincross Development LLC has agreed to pay this amount to Park District 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 Regional Park and Open-Space District

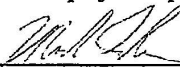
Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

Exempt Status: State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Articles 5 and 19, Sections 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 sale of the Property.

- **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: 1-28-2025
Mike Sullivan
County of Riverside, Facilities Management



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
 2724 Gateway Drive
 Riverside, CA 92507
 (951) 486-7000
 www.rivcoacr.org

Receipt: 25-104995

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500300
	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#	RCRPOSD	
Account Name	RCRPOSD - RIVCO REGIONAL PARK AND OPEN-SPACE DISTRICT	
Balance	\$350.00	