



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

Receipt: 25-138040

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202500376
	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	\$2,869.00	



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: 25-138040
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES MGMT	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 05/07/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500376	

PROJECT TITLE
 AUTHORIZATION TO ACQUIRE PROPERTY IN THE UNINCORPORATED AREA OF FRENCH VALLEY,
 COUNTY OF RIVERSIDE, CALIFORNIA, ON ASSESSOR'S PARCEL NUMBER (APN) 476-090-013

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE 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:

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

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE <i>X. C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
------------------------------------	---

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Real Property Acquisition of APN 476-090-013, unincorporated area of French Valley

Accounting String: 524830-47220-7200400000 - FM0417200454

DATE: February 24, 2025

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: David Curtis, Senior Real Property Agent, Facilities Management

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: - Cassandra Sandoval

DATE: - MAY 07 2025

RECEIPT # (S) - 25 - 138040


FOR COUNTY CLERK USE ONLY

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500376
05/07/2025 12:58 PM Fee: \$ 50.00
Page 1 of 2

Removed: _____ By: _____ Deputy _____



NOTICE OF EXEMPTION

February 24, 2025

Project Name: Authorization to Acquire Property in the Unincorporated Area of French Valley, County of Riverside, California, on Assessor's Parcel Number (APN) 476-090-013

Project Number: FM0417200454

Project Location: Southeast corner of Washington Street and Skinner Drive, unincorporated area of French Valley, Riverside County, California, on APN 476-090-013

Description of Project: Pursuant to Government Code Section 25350, the County of Riverside, a political subdivision of the State of California (County), published a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the price, the seller, and a statement of the time that the Riverside County Board of Supervisors would meet to consummate the purchase.

Through this action, the County intends to authorize Facilities Management – Real Estate Division (FM-RE) to pursue the purchase of the fee simple interests in certain real property located in the unincorporated area of French Valley, County of Riverside, State of California. The subject property consists of 2.71 acres, further identified as Assessor's Parcel Number (APN) 476-090-013, which is currently owned by Sam Corace, Trustee of the Sam Corace Trust, Dated 12/5/2019 (Seller).

The County is acquiring the parcel for the purposes of creating a site to construct a future fire station. The acquisition price in the amount of One-Million, Six-Hundred and Seventy-Five Thousand Dollars (\$1,675,000) to Seller for the acquisition. The purchase price represents a fair market value based on a recent appraisal. The acquisition of the Property is identified as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to purchase of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or reasonably foreseeable indirect physical impacts to the environment.

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 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Articles 5 and 19 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 acquisition 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 acquisition of the Property for County Fire is an administrative function and would not result in direct effects. Indirect effects of the transfer would provide the County ownership of the property with a future plan to build a Fire Station. The project is limited to purchase of property and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or reasonably foreseeable indirect physical impacts to the environment.

In addressing indirect effects of the acquisition, CEQA Guidelines 15004(b) identifies the necessity of balance in determining the timing of CEQA compliance, citing the need to enable environmental considerations to have influence on programming and design, while at the same time having enough detailed information for meaningful environmental assessment. The potential indirect effects from the acquisition would occur through series of discretionary actions that define a broader project, e.g., the construction and operation of a new fire station. The acquisition is not deemed to be an approval pursuant to CEQA for any specific development and does not commit the County, to a definite course of action regarding a project that may lead to an adverse effect on the environment or limit any choice of alternatives or mitigation measures prior to CEQA compliance. When considering future indirect effects from the construction and operation of a new fire station, at this point in the process, the design of the project is not substantive enough to provide a meaningful analysis of environmental effects. Future development of the site by the County as lead agency ensures the appropriate mechanism to provide the opportunity for environmental considerations to influence design and the characterization of effects associated with the development of the fire station as more foreseeable details become known through the conceptual design process. Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), General Rule or Common-Sense Exemption. 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 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: _____

Mike Sullivan,
County of Riverside

Date: _____

2-24-2025