

## NOTICE OF EXEMPTION

2020070426

TO: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM:

County Clerk  
County of Riverside  
2724 Gateway Drive  
Riverside, California 92507

MORENO VALLEY UNIFIED SCHOOL DISTRICT  
25634 Alessandro Blvd.  
Moreno Valley, California 92553

**Project Title:** Purchase of 10.08 acres of vacant land.

**Project Location - Specific:** Property located APN Nos: 478-100-035 and 478-100-012  
**Project Location - City:** Moreno Valley  
**Project Location - County:** Riverside

**Description of Project:**

Moreno Valley Unified School District ("District") proposes to sell approximately 10.08 acres of vacant land real property located in the City of Moreno Valley, California 92555, also known as Assessor's Parcel Number 478-100-035 and Assessor's Parcel Number 478-100-012 ("Property").

**Name of Public Agency Approving Project:** MORENO VALLEY UNIFIED SCHOOL DISTRICT

**Name of Person or Agency Carrying Out Project:** MORENO VALLEY UNIFIED SCHOOL DISTRICT

**Exempt Status:** (check one)

- ☐ Ministerial (Sec. 21080(a)(1); 15268(b));
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State Type and section number: Surplus Government Property Sales [15312]
- ☐ General Exemption:
- ☐ Statutory Exemptions. State Code number:

**Reasons why project is exempt:**

The Project involves the sale of the District Property. The Project will not cause a substantial adverse change in the environment. The Project will not involve the use of significant amounts of hazardous substances. The District Property is not located in an area of statewide, regional, or area-wide concern identified in CEQA Guidelines Section 15206(b)(4). The Project is not subject to any of the exceptions to exemption set forth in CEQA Guidelines section 15300.2. The District's sale of the Property is exempt from CEQA pursuant to CEQA Guideline section 153012, which exempts the sale of surplus government property.

**Lead Agency Contact Person:** Samer Alzubaidi, Director - Facilities

**Area Code/Telephone/Ext.:** (951) 571-7500

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No

**Signature:**



**Date:** 7/16/20

**Title:** Facilities Director

Governor's Office of Planning & Research

☒ Signed by Lead Agency

**Date received for filing at OPR:**

☒ Signed by Applicant

JUL 21 2020

STATE CLEARINGHOUSE



**MORENO VALLEY  
UNIFIED SCHOOL DISTRICT**

**FACILITIES PLANNING**

25634 Alessandro Blvd.  
Moreno Valley, CA 92553  
951-571-7500  
www.mvUSD.net

**BOARD OF EDUCATION**

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*Chief Business Official*

*The mission of Moreno Valley  
Unified School District is to  
ensure all students graduate  
high school prepared to  
successfully enter into higher  
education and/or pursue a  
viable career path.*

July 16, 2020

*VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED*

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Re: California Environmental Quality Act - Notice of Exemption**  
**Sale of property located at APN no.'s: 478-100-035 and 478-100-012**

To Whom It May Concern:

Enclosed, please find a copy of the Notice of Exemption from Moreno Valley Unified School District ("District") pursuant to the California Environmental Quality Act ("CEQA") for the District's sale of property located at APN no.'s 478-100-035 and 478-100-012. We have also included a copy of the District's resolution approving the filing and recordation of the Notice of Exemption.

We have provided a copy of the Notice of Exemption and a copy of the District resolution. Please send a confirmation of the filing and posting dates so that we can ensure compliance with all applicable CEQA regulations.

If you have any questions, please do not hesitate to contact me at 951-571-7690 ext. 17683. Thank you for your timely assistance.

Sincerely,

Samer Alzubaidi  
Director of Facilities

Enclosure

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**RESOLUTION NO. 2019-20-67**

**RESOLUTION OF THE BOARD OF EDUCATION OF THE  
MORENO VALLEY UNIFIED SCHOOL DISTRICT FINDING  
THE SALE OF DISTRICT PROPERTY EXEMPT FROM THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND  
APPROVING THE FILING AND RECORDATION OF A NOTICE  
OF EXEMPTION**

**WHEREAS**, the Moreno Valley Unified School District ("District") owns real property consisting of an approximate 10.08 acres in the City of Moreno Valley, California 92555, also known as Assessor's Parcel Number 478-100-035 and Assessor's Parcel Number 478-100-012 (the "Property");

**WHEREAS**, the District previously adopted and approved a resolution declaring the Property surplus and authorized requesting a waiver from the State Board of Education regarding sale of the Property;

**WHEREAS**, after declaring the Property surplus, the District obtained a waiver ("Waiver") from State Board of Education waiving those portions of the Education Code requiring the District to sell the Property through a public bid auction process, and, the District has identified a potential buyer who has offered the highest purchase price with the best terms for the District to purchase the Property ("Project");

**WHEREAS**, the District must comply with the California Environmental Quality Act ("CEQA") because the sale of the Property is considered a Project under CEQA;

**WHEREAS**, categorical exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines");

**WHEREAS**, CEQA Guidelines section 15312 sets forth an exemption from CEQA for sale of surplus government property;

**WHEREAS**, the District will sell the Property as described by CEQA Guidelines section 15312;

**WHEREAS**, the Property is not located in an area of statewide, regional, or areawide concerns as identified in CEQA Guidelines section 15206(b)(4);

**WHEREAS**, the District has considered whether the Project may have significant impacts on the environment; and

**WHEREAS**, the District has concluded, through its own independent review and analysis of the Project, that the Project will not have a significant impact on the environment.

**NOW, THEREFORE**, the Governing Board of the Moreno Valley Unified School District hereby finds, determines, declares, orders and resolves as follows:

**Section 1.** That all of the recitals set forth above are true and correct, and the Board so finds and determines.

**Section 2.** That the District has considered whether the Project may have significant impacts on the environment.

**Section 3.** That the District has concluded, after reviewing the Project through its own independent review and analysis, that the Project will not have a significant impact on the environment.

**Section 4.** That the Project will not result in damage to scenic resources pursuant to Public Resources Code section 21084.

**Section 5.** That the Property is not located in an area of statewide, regional, or areawide concerns as identified in CEQA Guidelines section 15206(b)(4).


**Section 6.** That the Project is subject to CEQA Guidelines section 15312, and therefore exempt from CEQA.

**Section 7.** That the District's Superintendent, or the Superintendent's designee, is instructed to file and/or record a Notice of Exemption from the California Environmental Quality Act for the Property, consistent with this Resolution, attached hereto as Exhibit "A" with any and all appropriate public agencies or entities, subject only to minor, non-substantive revisions, if necessary.

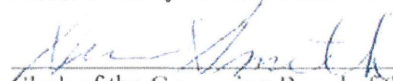
**Section 8.** That this Resolution shall take effect immediately upon adoption.

**APPROVED, PASSED AND ADOPTED** by the Governing Board of the Moreno Valley Unified School District on the 5<sup>th</sup> day of May, by the following vote:

<b>AYES:</b>	<u>5</u>
<b>NOES:</b>	<u>0</u>
<b>ABSTENTIONS:</b>	<u>0</u>
<b>ABSENT:</b>	<u>0</u>

  
\_\_\_\_\_  
President of the Governing Board of the  
Moreno Valley Unified School District

Attested to:

  
\_\_\_\_\_  
Clerk of the Governing Board of the  
Moreno Valley Unified School District

**EXHIBIT "A"**

**CEQA NOTICE OF EXEMPTION FOR THE PROPERTY**

(Attached)