County of Riverside
TLMA Aviation
4080 Lemon Street, 14th Floor, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

July 28, 2025

Project Name: Approval of the Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC, a Washington limited liability company as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt, District 4

Project Location: Jacqueline Cochran Regional Airport, Assessor Parcel Number 456-020-002 (a portion)

Description of Project: On September 11, 2001 the County of Riverside, as Lessor, and Hi-Tech Aviation LLC, a California corporation ("Hi-Tech Aviation"), entered into a lease for approximately 1-acre of land at the Jacqueline Cochran Regional Airport ("Property"), as amended by that certain First Amendment to Lease dated October 17, 2006, and as amended by that Second Amendment to Lease dated January 26. 2021 (collectively referred to as the "Lease"). Hi-Tech Aviation constructed a 6,225 square foot hangar on the Property. Since entering into the Lease, Hi-Tech Aviation has assigned the Lease and ownership of the hangar to Thermal Hangar LLC, a Washington limited liability company, by virtue of an Assignment to Lease and Bill of Sale dated January 26, 2021.

The Lease was signed for a term of twenty (20) years with one option to extend by five (5) years and after the option was exercised the term was set to expire on September 11, 2026. Thermal Hangar recently approached the County Aviation Division ("Aviation Division") requesting an early termination of the Lease, and the Aviation Division is amenable to the request and has negotiated the attached Termination of Lease Agreement ("Termination Agreement"). Per the Termination Agreement, the termination of the Lease will be effective as of June 30, 2025. In exchange for the early termination, Thermal Hangar has agreed to revert ownership of the hangar to the Aviation Division.

The Termination Agreement has been identified as a proposed project under the California Environmental Quality Act (CEQA) because a discretionary action is required for approval. Approval of the Termination Agreement is limited to the termination of the Lease and will not result in any direct effects on the environment. Subsequently, this Termination Agreement will not result in any significant environmental impacts or include any mitigation measures.

Name of Public Agency Approving Project: County of Riverside

Name of Person or Agency Carrying Out Project: Riverside County Transportation and Land Management Agency – Aviation Division

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, Article 5, Section 15061.

Reason 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 is limited to the termination of an existing lease agreement. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

- **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, as proposed, will be consistent with the existing land use and would not result in a physical change to the property. These improvements fall within the criteria identified in Section 15301 (c) and (d) which allow for the repair and maintenance of existing transportation facilities and rehabilitation of structures and facilities to meet standards of health and safety. Therefore, the project is exempt as it meets the scope and intent of the Categorical 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. Approval of the First Amendment would result in the same continued operation of the Leased Premises, and will not create any new significant direct or indirect environmental

impacts. 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.

Signed: Jose Ruiz **Date:** 7/28/25

Jose Ruiz, Supervising Development Specialist, County of Riverside
TLMA-Aviation Division

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION TO BILL
BY JOURNAL VOUCHER

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Accounting String: 523230-40710-1910700000 - ED19102001

DATE: July 28, 2025

AGENCY: Riverside County

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 AND PRESENTED BY: Jose Ruiz, Supervising Development Specialist, TLMA-Aviation

Signature: Jose Ruiz

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: Cassandra Sandoval

DATE:

RECEIPT # (S)