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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

October 22, 2025

Project Name: Approval of the 60-Day Notice to Terminate Lease, Jacqueline Cochran Regional Airport Temporary Lease Agreement between the County of Riverside, as Lessor, and Desert Jet Center LLC, as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt, District 4

Project Location: Jacqueline Cochran Regional Airport, Assessor Parcel Number 759-040-013 and 759-050-004 (a portion)

Description of Project: On April 3, 2023, the County of Riverside, a political subdivision of the State of California ("County"), and Desert Jet Center LLC, a California corporation, as Lessee ("Lessee"), entered into that certain Jacqueline Cochran Regional Airport Temporary Lease Agreement, as amended by that First Amendment to Jacqueline Cochran Regional Airport Temporary Lease Agreement (collectively, the "Lease"). The Lease relates to the occupancy of an approximately 10,625-square-foot aircraft hangar and an adjacent 1.5-acre improved ramp area (collectively, the "Leased Premises"). The original term of the Lease expired on January 31, 2025. Since that time, Lessee has remained in possession of the Leased Premises on a month-to-month tenancy.

On June 10, 2025, the County issued and advertised a Request for Proposal for a long-term lease of the Leased Premises, and Lessee was not selected to move forward for the negotiations of a long-term lease. The County is now prepared to move forward with the successful respondent.

In accordance with Section 15 of the Lease, the County seeks to formally terminate the month-to-month tenancy with the Lessee. Pursuant to County Ordinance No. 861, Section 8, the Transportation and Land Management Agency – Aviation Division ("TLMA – Aviation") will seek Board approval to issue a 60-Day Notice to Terminate Tenancy ("60-Day Notice").

The termination notice will be dated December 16, 2025, providing the Lessee until February 14, 2026 to vacate the Leased Premises.

The 60-Day Notice 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 60-Day Notice is limited to the termination of the Lease and will not result in any direct effects on the environment. Subsequently, this 60-Day Notice 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 60-Day Notice 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:** 10/22/2025

Jose Ruiz, TLMA Regional Office Manager, County of Riverside
TLMA-Aviation Division

AUTHORIZATION TO BILL
BY JOURNAL VOUCHER

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Accounting String: 523230-40710-1910700000 - ED19102001

DATE: October 22, 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, TLMA Regional Office Manager, TLMA-Aviation

Signature: Jose Ruiz

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: Cassandra Sandoval

DATE:

RECEIPT # (S)