



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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

December 5, 2025

Project Name: Approval of a New Hemet Ryan Airport Ground Lease Agreement between the County of Riverside and Cypress Soaring, Inc., including the Expansion of the Leased Premises and Authorization for the Development of Improvements (Connex Boxes and Awning Structure); Hemet Ryan Airport, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3), District 5.

Project Location: Hemet Ryan Airport, Assessor Parcel Number 456-020-002 and 456-010-026 (a portion)

Description of Project: On August 25, 2022 the County of Riverside (“County”), as Lessor, and Cypress soaring, Inc. (“Lessee”), a non-profit corporation providing sailplane/glider operations, entered into the Hemet Ryan Airport Lease Agreement for sailplane Operations (“Original Lease”). The Original Lease was for a term of three-years and related to the lease of approximately 20,000 square feet of vacant land at the Hemet-Ryan Airport (“Original Leased Premises”). The Original Lease has remained on a month-to-month tenancy since August 31, 2025.

Cypress Soaring has requested a lease renewal and has determined that an expansion of the operational area and the addition of certain key facilities are necessary to ensure the long-term viability and safety of the sailplane program. Therefore, this submittal to the Board is for the approval of a new Hemet Ryan Airport Ground Lease Agreement (the “New Lease”), which supersedes the Original Lease.

The New Lease will provide Cypress Soaring with a 10-year term and will expand their leased premises from 20,000 square feet to approximately 26,500 square feet. The New Lease will also allow Cypress Soaring to place temporary facilities on the leased premises. The temporary facilities will consist two 8’ x 20’ Connex boxes for temporary storage and constructing a 12’ x 20’ commercial grade steel awning.

Approval of the Lease 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 New Lease is limited to Cypress Soaring’s occupancy of the premises and will not result in any direct effects on the environment. Subsequently, approval of the Lease itself will not result in any significant environmental impacts or include any mitigation measures.

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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 approval of ground 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 New Lease 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:** 12/05/2025
Jose Ruiz, TLMA Regional Office
Manager, 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: December 5, 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)