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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

December 19, 2025

Project Name: Transportation and Land Management Agency (TLMA): Approval of Third Amendment to the Jacqueline Cochran Regional Airport FBO and Maintenance Ground Lease Agreement – Desert Jet Center LLC, Thermal, CA, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3), District 4

Project Location: Jacqueline Cochran Regional Airport, Assessor Parcel Number 759-060-018 (a portion)

Description of Project: The County of Riverside, as lessor ("County"), and Desert Jet Center, LLC, a California limited liability company, as lessee ("Lessee"), entered into the Jacqueline Cochran Regional Airport Fixed Base Operation and Maintenance Ground Lease Agreement dated October 6, 2015 ("Ground Lease Agreement"). The Ground Lease Agreement has been amended by: (1) the First Implementation Agreement to the Jacqueline Cochran Regional Airport Fixed Base Operation and Maintenance Ground Lease Amendment dated December 8, 2016; (2) the First Amendment to the Jacqueline Cochran Regional Airport Fixed Base Operation and Maintenance Ground Lease Agreement dated May 8, 2018; and (3) the Second Amendment to the Jacqueline Cochran Regional Airport Fixed Base Operation and Maintenance Ground Lease Agreement dated February 28, 2023 (collectively, the "Lease").

The Lease governs Lessee's use of approximately 4.4 acres of real property ("Leased Premises") at Jacqueline Cochran Regional Airport for the operation of a full-service Fixed Base Operation ("FBO"). The Lease term commenced on November 1, 2015, and expires on October 31, 2050, with one option to extend the term for an additional five (5) years.

The Lessee has requested an extension of the option period by an additional nine (9) years, resulting in a total option term of fourteen (14) years. In consideration for the extended option period, the Lessee has agreed to invest $500,000 in capital improvements ("Capital Improvements Investment") to buildings on the Leased Premises or to common-use airport facilities. The Capital Improvements Investment will need to be expended within 10-years after execution of this Third Amendment. Eligible improvements include contributions toward the design or construction of the anticipated TRM air traffic control tower. The County

supports this request, as the proposed investment will promote continued development and enhancement of airport facilities.

The County Transportation and Land Management Agency, Aviation Division ("TLMA–Aviation"), and the Lessee have negotiated the attached Third Amendment to the Lease ("Third Amendment") to extend the option term and memorialize the Lessee's commitment to invest $500,000 in improvements. All other terms and conditions of the Lease will remain unchanged.

Approval of the Third Amendment 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 Third Amendment is limited to Desert Jet's occupancy of the premises and will not result in any direct effects on the environment. Subsequently, approval of the Third Amendment itself 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 approval of the third amendment to a 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 Third 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:** 12/19/2025

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 19, 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)