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- Aviation Division (TLMA-Aviation): Approval of the Jacqueline Cochran Regional Airport Ground Lease Agreement between the County of Riverside, as Lessor, and Desert Jet Center LLC, a California limited liability company (Desert Jet) as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt pursuant to State CEQA Guidelines Section 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 ("County") owns a 7.5-acre aeronautical use parcel at the Jacqueline Cochran Regional Airport in the unincorporated community of Thermal, California ("Premises"). The Premises is located in a prime location of the Airport facing the main Runway 17/35, on the corner of the airport heavy ramp and Taxiway A. To secure a long-term tenant and encourage development, the County initiated a competitive solicitation process through a Request for Proposal.

On February 10, 2023, the County's Transportation and Land Management Agency, Aviation Division ("Aviation"), issued a Request for Proposals (RFP) for the lease, development, and operation of the Premises. Following review and evaluation, Desert Jet was selected to move forward with negotiations of a long-term lease, and was provided an award letter on March 22, 2023.

Aviation negotiated the Jacqueline Cochran Regional Airport Ground Lease Agreement ("Lease") with Desert Jet. The Lease will have an initial term of thirty (30) years and shall commence upon the execution of the Lease by the County. The lease also provides for the future development of two 30,987 square foot hangars, and an approximate 316,600 square foot apron.

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 Lease Agreement 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 Lease 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 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 15061. 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 a Lease Agreement. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

- **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 proposed project is limited to the approval of the Ground Lease and does not allow for any construction activity, change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. A meaningful evaluation of impacts resulting from the lease cannot occur until such effects are reasonably foreseeable through design of the improvements. Additional CEQA review will be undertaken upon completion of design and as part of the approval of the development.

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)