



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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

March 3, 2026

Project Name: Approval of the Hemet-Ryan Airport Ground Lease Agreement between the County of Riverside, as Lessor, and French Valley Flyers LLC, a California limited liability corporation as Lessee – Hemet-Ryan Airport, CEQA Exempt pursuant to State CEQA Guidelines Sections 15061(b)(3), Common Sense and Section 15303, Class 3, New Construction or Conversion of Small Structures, paragraphs (c), (d), and (e), District 5

Project Location: Hemet-Ryan Airport, Assessor Parcel Number 456-020-004 (a portion)

Description of Project: The County of Riverside (“County”) is the fee owner of certain real property identified as Assessor’s Parcel Number 456-020-004, commonly known as a portion of the Hemet-Ryan Airport. French Valley Flyers, LLC, a California limited liability company (“French Valley Flyers” or “Lessee”), submitted a request to the County’s Transportation and Land Management Agency, Aviation Division (“Aviation”), to lease a designated aeronautical portion of the Hemet-Ryan Airport for aviation-related purposes.

The proposed lease area consists of approximately 0.51 acre of land, together with six (6) aircraft tie-down spaces identified as HMTD-D02 through HMTD-D07 (collectively, the “Leased Premises”). The Leased Premises will be utilized for the development and operation of a flight instruction school, consistent with permitted aeronautical uses at the Airport.

Aviation negotiated the Hemet-Ryan Airport Ground Lease Agreement (“Lease Agreement”) with French Valley Flyers. The Lease Agreement will have an initial term of ten (10) years and shall commence upon the execution of a lease confirmation form by the parties. The lease includes a provision authorizing French Valley Flyers to develop the previously disturbed 0.51-acre parcel at its sole cost and expense. All proposed improvements shall be constructed in a single development phase, designated as Phase 1. Phase 1 shall consist of the installation of a 12-foot by 48-foot modular office facility (576 square feet), together with associated site improvements, including utility connections , adjacent landscaping, lighting, and a monument sign. Pursuant to the Lease Agreement, French Valley Flyers shall have a period of twenty-four (24) months from the Lease commencement date to complete Phase 1.

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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 French Valley Flyers 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 require 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: Two exemptions apply to the proposed project:

- State CEQA Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption. Codified under California Code of Regulations (CCR) Title 14, Article 5, Section 15061, and
- State CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, paragraphs (c), (d), and (e) codified under CCR Article 19, Title 14, Section 15303.

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 or 15303. 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 cause a potentially significant effect on the environment. The project is limited to the approval of a Lease Agreement. Furthermore, this project would not result in any 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 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. 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.

- **Section 15303, Class 3, New Construction or Conversion of Small Structures, paragraphs (c), (d), and (e)** consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption that apply to the proposed project include the following:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

With certainty, there is no possibility that the project may have a significant effect on the environment. Approval of the Lease would result in the same continued operation of the Premises and will not create any new significant direct or indirect environmental impacts.

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

Date: 03/03/2026

RIVERSIDE COUNTY CLERK & RECORDER**AUTHORIZATION TO BILL
BY JOURNAL VOUCHER**

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Accounting String: 523230-40710-1910700000 - ED19102001

DATE: March 3, 2026

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)