



County of Riverside  
TLMA Aviation  
4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY

## NOTICE OF EXEMPTION

March 19, 2026

**Project Name:** Consent to Sublease with Sale of Aircraft Storage Hangar between All Inside AV Storage, Inc. and Bowsap, LLC, a Washington Limited Liability Company (“Consent to Sublease”) and Bill of Sale of Hangar between Bowsap, LLC, a Washington Limited Liability Company, and Tanner Darby, LLC, a Nevada Limited Liability Company (“Bill of Sale”) Jacqueline Cochran Regional Airport

**Project Location:** Hangar B10, 56-850 Higgins Dr., Thermal, CA 92274, California.

**Description of Project:** The County of Riverside (“County”), as lessor, and John Obradovich and Betty Obradovich, as lessee, entered into that certain Desert Resort Regional Airport Lease dated June 3, 2003, as amended by that certain First Amendment to Lease, dated September 14, 2004, that certain Second Amendment to Lease, dated September 12, 2006, and that certain Third Amendment to Lease, dated March 17, 2009 (collectively, the “Lease”). The Lease relates to, among other things, the lease of approximately 9.45 acres of land containing an aircraft storage hangar and located at the Jacqueline Cochran Regional Airport (“Leased Premises”). On September 12, 2023, John Obradovich and Betty Obradovich assigned their interest in the Lease to All Inside AV Storage, Inc., a California corporation DBA Thermal Aviation (“Lessee” and “Sublessor”).

Since April 2, 2008, Sublessor has subleased the Leased Premises to Tanner Darby, LLC, a Nevada Limited Liability Company, who has now decided to terminate the sublease. Sublessor now seeks consent to enter into a sublease with Bowsap, LLC, a Washington Limited Limited Company (“Sublessee”) (“Sublease”). The termination of the sublease with Tanner Darby, LLC, a Nevada Limited Liability Company, is memorialized in that Lease Cancellation Agreement dated December 24, 2025.

Sublessor and Sublessee now seek the County’s consent to the Sublease dated December 24, 2025. Moreover, the parties seek the County’s consent to the Bill of Sale between Tanner Darby, LLC, a Nevada Limited Liability Company, as seller, and Sublessee, as buyer, for the hangar identified as Hangar B10 located on the Leased Premises. The effectiveness of the Sublease and Bill of Sale

are subject to the consent and approval by the County per Section 24 of the Lease. Staff recommends approval of the proposed Consent to Sublease and Bill of Sale, as attached, neither of which will impact the terms of the Lease.

The consent to Bill of Sale Coupled with Sub-Lease and consent to Sublease have been identified as a proposed project under the California Environmental Quality Act (CEQA) because a discretionary action by the Riverside County Board of Supervisors is required for approval. The approval of the consent to Bill of Sale and Consent to Sublease will not change the existing use of the Leased Premises, which will not result in any significant environmental impacts or include any mitigation measures.

**Name of Person or Agency Carrying Out Project:** Riverside County Transportation and Land Management Agency (TLMA) 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.

**Reasons 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 assignment of an existing aircraft storage hangar and does not include a new development or improvements to the Leased Premises. 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 Class 1 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, is limited to the consent to a Sublease and Bill of Sale regarding Hangar B10 within the Jacqueline Cochran Regional Airport. The changes are limited to the change in ownership and responsibility for the terms of the Sublease. The Consent to Sublease and Bill of Sale will result in the same purpose and substantially similar capacity on the existing facilities at the airport and would be consistent with the existing land use and contractual requirements for the use of the site. 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. The consent to Sublease and Bill of Sale and is an administrative function, that is required as part of the terms of the Lease at the existing airport and would result in the continued operation of the airport on the leased premises under modified contractual responsibilities. No significant direct or indirect environmental impacts would occur. 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.

Signature: Jose Ruiz Date: 3.19.2026  
Jose Ruiz  
TLMA Regional Office Manager  
County of Riverside TLMA-Aviation Division

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Consent to Sublease with Sale of Aircraft Storage Hangar between All Inside AV Storage, Inc. and Bowsap, LLC, a Washington Limited Liability Company and Bill of Sale of Hangar between Bowsap, LLC, a Washington Limited Liability Company, and Tanner Darby, LLC, a Nevada Limited Liability Company Jacqueline Cochran Regional Airport

**Accounting String:** 523230-40710-1910700000 - ED19102001

**DATE:** March 19, 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:

DATE:

RECEIPT # (S)