



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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

April 7, 2026

Project Name: Approval of the Third Amendment to French Valley Airport Terminal Office Lease Agreement between the County of Riverside and Executive Flight Institute LLC, a California limited liability company doing business as EFI Flight School, French Valley Airport

Project Location: 37600 Sky Canyon Drive, Murrieta, CA 92563

Description of Project: The County of Riverside (“County”), as landlord, and EFI Flight School (“Lessee”), entered into that certain French Valley Airport Terminal Office Lease Agreement dated October 1, 2017, as subsequently amended by the First Amendment dated April 16, 2021, and the Second Amendment dated August 22, 2023 (collectively, the “Lease”).

The Lease governs Lessee’s use and occupancy of approximately 2,813 square feet of office space located within the Terminal Building at French Valley Airport, specifically identified as Suites D, E, G, and J, and commonly known as 37680 Sky Canyon Drive, Murrieta, California (the “Leased Premises”).

The current term of the Lease commenced on October 1, 2017, and is scheduled to expire on September 30, 2026. Pursuant to the Lease, Lessee operates an instructional flight school from the Leased Premises, providing aviation training services that support general aviation activity at the Airport. The Lessee has requested to extend the Lease term for an additional five (5) years to ensure continuity of operations and ongoing service to the aviation community.

The County’s Aviation Division has negotiated the Third Amendment to Lease (“Third Amendment”), which will extend the Lease term through September 30, 2031. All other terms and conditions of the Lease will remain unchanged.

The Third Amendment has 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 Third Amendment 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 a term extension for an existing lease and does not include any 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 approval of an amendment to extend the term of a lease within the French Valley Airport. Approval of this Third Amendment 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 Third Amendment 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: 4.7.2026 _____
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: April 7, 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)