

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.31
(ID # 19334)

MEETING DATE:
Tuesday, July 12, 2022

FROM : TLMA - AVIATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/AVIATION: Adoption of Resolution No. 2022-140 Authorizing the Transportation Land Management Agency – Aviation Division to Submit an Application and Execute an Agreement with the California Department of Transportation, for a State Airport Loan to Install Shade Hangars at French Valley Airport; CEQA Exempt; District 3. [\$0] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Find** that the project to install up to three aircraft shade hangars at the French Valley Airport is exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301, Class 1 Existing Facilities Exemption and Section 15061(b)(3) “Common Sense” Exemption, and categorically excluded from the National Environmental Policy Act (NEPA) US Department of Transportation Federal Aviation Administration Order 1050.1E, Categorical Exclusion 5-6.4e Facility Siting, Construction, and Maintenance;
2. **Adopt** Resolution No. 2022-140, a Resolution of the Board of Supervisors of the County of Riverside, authorizing the Transportation Land Management Agency – Aviation Division (TLMA) to submit an application and execute an agreement with the California Department of Transportation, for a State Airport Loan to install shade hangars at French Valley Airport;

Continued on page 2

ACTION:Policy


Charissa Leach, TLMA Director

6/16/2022


Aaron Gettis, Deputy County Counsel

6/27/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Hewitt
Nays: None
Absent: Perez
Date: July 12, 2022
xc: TLMA-Aviation, Recorder

Kecia R. Harper
Clerk of the Board

By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

3. **Approve** the Sole Source Agreement authorizing Centrex Construction, Incorporated, an Oregon corporation, to dismantle, transport, and install the shade hangars at French Valley Airport;
4. **Authorize** the Assistant County Executive Officer/TLMA, or designee, to execute any documents required to apply for and accept these loan funds on behalf of the County of Riverside Transportation Land Management Agency-Aviation Division; and
5. **Direct** the Clerk of the Board to file the Notice of Exemption to the County Clerk for posting within five (5) working days of approval of this project.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: California Department of Transportation – Division of Aeronautics loan			Budget Adjustment: No	
			For Fiscal Year: 22/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Riverside County Aviation Transportation and Land Management Department – Aviation Division (“Aviation”) operates the Blythe Airport, the Chiriaco-Summit Airport, the Hemet-Ryan Airport, the French Valley Airport, and the Jacqueline Cochran Regional Airport. These five (5) general aviation airports provide various services including the leasing of T-Hangars for the purpose of aircraft storage only.

Aviation has a substantial need for aircraft storage hangars at the French Valley Airport. It currently has a vetted waiting list of 44 aircraft owners waiting for hangar space to become available. While investigating options to provide aircraft storage, Aviation was made aware of an opportunity at John Wayne Airport (JWA) in Orange County. Clay Lacy Aviation is building a new facility at JWA that requires the removal of three (3) large shade hangars, which can house 85 aircrafts by Fall 2022, to prepare the site for the construction of a new facility. Clay Lacy Aviation intends to demolish the hangars, however they have been made available to Riverside County at no cost if Aviation can dismantle and move them before Fall 2022, when Clay Lacy Aviation needs to begin construction on the site.

Centrex Construction Incorporated, an Oregon corporation, is an aviation construction company in business for more than forty-five years specializing in designing and building facilities for companies in the aviation industry. Given the time constraint to get the shade hangars at no cost, there is no other company that could get the required FAA and JWA approvals in the time

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

available. The shade hangars will provide storage for eighty-five aircraft at the French Valley Airport, which will increase revenue for the Aviation Division.

Pursuant to California Public Utilities Code Section 21602, the California Department of Transportation provides loans for the improvement and operation of airports. Aviation desires to apply for a State airport loan in order to dismantle and transport the shade hangars from JWA to French Valley Airport before Fall 2022.

Impact on Residents and Businesses

There is no impact to existing residents or businesses.

Additional Fiscal Information

Aviation's consultant provided an engineering estimate of approximately \$4,400,000 to design, build and install three shade hangars sheltering 85 aircraft.

While investigating options for aircraft storage, Aviation received two other recent cost estimates:

- Nested t-hangars for 14 aircraft and shade hangars for 16 aircraft: \$5,636,000.
- Shade hangars for 24 aircraft \$3,095,000.

Through paying the difference between demolishing the shade hangars and carefully dismantling them, and receiving the actual shade hangars at no cost, Aviation will save a substantial amount of money.

Contract History and Price Reasonableness

The California Department of Transportation requires the Board of Supervisors to adopt a resolution authorizing the submission of an application for a State airport loan. These are discretionary State loans to eligible airports that will enhance the airports' ability to provide general aviation services such as aircraft storage hangars.

For a revenue-producing project, Aviation must establish a separate account to receive income from the project and hold in a trust the amount equal to one year's repayment of the loan. Aviation approves the amount of the loan in accordance with the project's feasibility and financial situation.

ATTACHMENTS:

- Resolution No. 2022-140
- Sole Source Authorization
- Notice of Exemption

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**



Jason Farin, Principal Management Analyst 7/6/2022

1
2 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

3 **RESOLUTION NO. 2022-140**

4 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
5 **RIVERSIDE AUTHORIZING THE TRANSPORTATION LAND MANAGEMENT**
6 **AGENCY - AVIATION DIVISION TO SUBMIT AN APPLICATION AND EXECUTE AN**
7 **AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR**
8 **A STATE AIRPORT LOAN**

9
10 **WHEREAS**, the Board of Supervisors of Riverside County (Board) has given the
11 Transportation Land Management Agency (TLMA) responsibility for management and
12 administration of the County's airports; and

13 **WHEREAS**, the TLMA – Aviation Division (Aviation) operates the Blythe Airport,
14 Chiriaco Summit Airport, Hemet-Ryan Airport, French Valley Airport and the Jacqueline
15 Cochran Regional Airport; and

16 **WHEREAS**, the five (5) general airports provide various services including the
17 leasing of T-Hangars for the purpose of aircraft storage; and

18 **WHEREAS**, the French Valley Airport is in substantial need for aircraft storage
19 hangars with a vetted wait of 44 aircraft owners waiting for hangar space to become
20 available; and

21 **WHEREAS**, Aviation was made aware of an opportunity at John Wayne Airport
22 in Orange County (SNA) wherein SNA requires the removal of three (3) large shade
23 hangars (for 85 aircraft) by Fall 2022 to prepare the site for the construction of a new
24 facility; and

25 **WHEREAS**, the large shade hangars at SNA have been made available to
26 Riverside County at no cost if Aviation can dismantle and move them before Fall 2022;
27 and
28

FORM APPROVED COUNTY COUNSEL
BY  RYAN D. MABKO
DATE 6/21/22

JUL 1 2 2022 3.31

1 ~~WHEREAS~~, the California Department of Transportation, pursuant to the Public
2 Utilities Code section 21602, provides loans for the improvement and operation of
3 airports; and

4 **WHEREAS**, the California Department of Transportation requires the Board of
5 Supervisors to adopt a resolution authorizing the submission of an application for a
6 State airport loan; and

7 **WHEREAS**, Aviation desires to apply for a State airport loan in order to
8 dismantle and transport the SNA shade hangars to French Valley Airport before Fall
9 2022;

10 **NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the
11 Board of Supervisors of the County of Riverside, assembled in regular session on July
12 12, 2022, as follows:

13
14 1. That the Board hereby authorizes the Transportation Land Management
15 Agency – Aviation Division to file an application for a state airport loan for the shade
16 hangar project.

17 2. The Board authorizes execution of a Loan Agreement for the shade
18 hangar project.

19 3. The Board certifies the County's ability to repay the state loan for the
20 shade hangar project.

21 4. The Board hereby designates the Assistant County Executive
22 Officer/TLMA, or designee, to execute any documents required to apply for and accept
23 these loan funds on behalf of the County of Riverside Transportation Land Management
24 Agency – Aviation Division.

25 5. This Resolution shall take effect immediately upon its adoption.

26 ///

27 ///

28

2 **RESOLUTION NO. 2022 – 140**

3 **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF**
4 **RIVERSIDE AUTHORIZING THE TRANSPORTATION LAND MANAGEMENT**
5 **AGENCY-AVIATION DIVISION TO SUBMIT AN APPLICATION AND EXECUTE AN**
6 **AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR**
7 **A STATE AIRPORT LOAN**

8 ADOPTED by Riverside County Board of Supervisors on July 12, 2022.

9 **ROLL CALL:**

10 Ayes: Jeffries, Spiegel, Washington and Hewitt
11 Nays: None
12 Absent: Perez

13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15 KECIA R. HARPER, Clerk of said Board

16 By:  Deputy

22-102



Date: June 8, 2022

From: Angela Jamison, Transportation Land Management Agency/Aviation

To: Board of Supervisors/Purchasing Agent

Via: Michelle Moore 951.955.9762

Subject: Sole Source Procurement; Request for (Shade Hangars for French Valley Airport)

The below information is provided in support of my Department requesting approval for a sole or single source. (*Outside of a duly declared emergency, the time to develop a statement of work or specifications is not in itself justification for sole or single source.*)

1. **Supplier being requested: Centrex**

2. **Vendor ID: in process**

3. **Single Source** **Sole Source**
(Single Source - is a purchase of a commodity or service without obtaining competitive bids although more than one source is available)

(Sole Source - is a purchase of a commodity or service that is proprietary or no other vendor is qualified or willing to meet the county specified requirements)

4. **Have you previously requested and received approval for a sole or single source request for this vendor for your department? (If yes, please provide the approved sole or single source number).**

Yes **No**
 SSJ# _____

4a. **Was the request approved for a different project?**

Yes **No**

5. Supply/Service being requested:

The Riverside County Aviation Division has a substantial need for aircraft storage options at the French Valley Airport. We currently have a vetted waiting list of 44 aircraft owners waiting for hangar space to become available. While investigating options to provide aircraft storage we were made aware of an opportunity at John Wayne Airport. Clay Lacy Aviation at John Wayne Airport is building a new facility that requires the removal of three large shade hangars (for 85 aircraft) by Fall 2022 to prepare their site for the construction of a new facility. The plan for the shade hangars is to demolish them, however they have been made available to Riverside County at no cost if we can dismantle and move them before Fall 2022, when Clay Lacy Aviation needs to begin construction on their site.

Centrex is the aviation construction company selected to develop and build the new Clay Lacy Aviation facility at John Wayne Airport. As part of the redevelopment process, they are responsible for removing the shade hangars and have already received the necessary security clearance to operate on the airfield and have filed the necessary documentation with the FAA and John Wayne Airport to do so.

Aviation is requesting to use Centrex to carefully dismantle the existing shade hangars rather than demolishing them. We would benefit from paying only the difference in scope. We are also requesting to have Centrex transport and install the shade hangars at French Valley Airport. Having the same company dismantle, transport and install the units maintains responsibility with one company and avoids the potential for multiple companies to blame one another if a shade hangar is damaged during the process.

6. Unique features of the supply/service being requested from this supplier:

Centrex is an aviation construction company in business for more than forty-five years specializing in designing and building facilities for companies in the aviation industry. Centrex has been selected to develop and build a new Clay Lacy Aviation facility at John Wayne Airport that will require the removal of three large shade hangar structures by Fall of 2022. The shade hangar structures have been made available to Riverside County TLMA/Aviation Division at no cost, provided we dismantle, transport, and reinstall the hangars. Given the time constraint to get the shade hangars at no cost, there is no other company that could get the required FAA and John Wayne Airport approvals in the time available.

7. Reasons why my department requires these unique features from the vendor and what benefit will accrue to the county:

As part of their development process Centrex has already filed the required paperwork with the Federal Aviation Administration (FAA) and John Wayne Airport to operate on the John Wayne Airport and remove the shade hangars. Utilizing Centrex to dismantle, transport and install the shade hangars is the only option to procure the free shade hangars in the time available. It is also highly recommended to have the same company that dismantled the structures be responsible for transporting and re-installing the structures to maintain responsibility with a single company and avoid the potential for multiple companies to blame one another if a unit is damaged. Centrex has already obtained the necessary security clearance from John Wayne Airport that allows their staff to perform construction work on the airfield. They have also had months of lead time in reviewing the construction plans for the shade hangars. The shade hangars will provide storage for eighty-five aircraft at the French Valley Airport which will increase revenue for the Aviation Division.

8. Period of Performance: From: 2022 to 2023
 (Total number of years)

Is this an annually renewable contract? No Yes
 Is this a fixed-term agreement: No Yes

(A fixed-term agreement is set for a specific amount of time; it is not renewed annually. Ensure multi-year fixed-term agreements include a cancellation, non-appropriation of funds, or refund clause. If there is no clause(s) to that effect, then the agreement must be submitted to the Board for approval. No exemptions shall apply.)

9. Identify all costs for this requested purchase. In addition, please include any single or sole source amounts previously approved and related to this project and vendor in the section designated below for current and future fiscal years. You do not need to include previous fiscal year amounts. If approval is for multiple years, ongoing costs must be identified below. If annual increases apply to ongoing costs such as CPI or other contract increases, provide the estimated annual cost for each consecutive year. If the annual increase may exceed the Purchasing Agent's authority, Board approval must be obtained. (Note: ongoing costs may include but are not limited to subscriptions, licenses, maintenance, support, etc.)

Description:	FY 22/23	FY__	FY__	FY__	FY__	Total
One-time Costs:	\$2.5m					
Dismantle, transport and install shade hangars						
Ongoing Costs:	N/A					
Previous SSJ Approved Amounts:	N/A					
Total Costs	\$2.5m					

Note: Insert additional rows as needed

10. Price Reasonableness: *(Explain why this price is reasonable or cost effective – were you provided government discounted pricing? Is this rate/fee comparable to industry standards?)*

According to an engineering estimate we received from our consultant, Mead & Hunt, the cost to design, build and install three shade hangars sheltering 85 aircraft would be approximately \$4.4m, assuming installation on the existing apron.


While investigating options for aircraft storage we received two other recent cost estimates:

- Nested t-hangars for 14 aircraft and shade hangars for 16 aircraft on a previously undeveloped airport site: \$5,636,000.
- Shade hangars for 24 aircraft on a previously undeveloped airport site: \$3,095,000.

By paying the difference between demolishing the shade hangars and carefully dismantling them, and receiving the actual shade hangars at no cost, we save approximately \$2m.

This proposal would provide shade hangars for 85 aircraft for \$2.5m, which is an exceptional value – if we can remove them in the time necessary for Clay Lacy Aviation to begin development of their new facility.

11. Projected Board of Supervisor Date (if applicable): July 12, 2022
(Draft Form 11s, service agreement and or quotes must accompany the sole source request for Purchasing Agent approval.)


Department Head Signature (or designee) Charissa Leach 06/08/2022
Print Name Date

The section below is to be completed by the Purchasing Agent or designee.

Purchasing Department Comments:

Approve Approve with Condition/s Disapprove

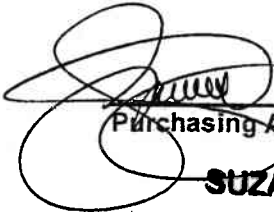
Condition/s:

Not to exceed:

One-time \$2.5m

Annual Amount \$ _____ / per fiscal year through _____ (date)
(If Annual Amount Varies each FY)

FY _____ : \$ _____
FY _____ : \$ _____
FY _____ : \$ _____
FY _____ : \$ _____
FY _____ : \$ _____

 Asst. Dir 6/10/22 22-102
Purchasing Agent Date Approval Number
(Reference on Purchasing Documents)

SUZANNA HINCKLEY

County of Riverside
TLMA Aviation

FOR COUNTY CLERK USE ONLY

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

7/12/22
Date

ZM
Initial

NOTICE OF EXEMPTION

June 16, 2022

Project Name: Approval of Loan Agreement with Caltrans for Shade Hangars at French Valley Airport

Project Number: FM05191011913

Project Location: 37600 Sky Canyon Drive, east of State Route 79, Assessor's Parcel Number (APN) 963-030-010, Murrieta, Riverside County, California, 92563

Description of Project: Riverside County Aviation Transportation and Land Management Department – Aviation Division (Aviation) operates the Blythe Airport, the Chiriaco-Summit Airport, the Hemet-Ryan Airport, the French Valley Airport, and the Jacqueline Cochran Regional Airport. These five general aviation airports provide various services including the leasing of T-Hangars for the purpose of aircraft storage only.

Aviation has a substantial need for aircraft storage hangars at the French Valley Airport. It currently has a vetted waiting list of 44 aircraft owners waiting for hangar space to become available. While investigating options to provide aircraft storage Aviation was made aware of an opportunity at John Wayne Airport in Orange County. Clay Lacy Aviation is building a new facility at John Wayne Airport that requires the removal of up to three large shade hangars which can house 85 aircraft by Fall 2022 to prepare the site for the construction of a new facility. Clay Lacy Aviation intends to demolish the hangars, however they have been made available to Riverside County at no cost if Aviation can dismantle and move them before Fall 2022, when Clay Lacy Aviation needs to begin construction on the site.

Centrex Construction, Incorporated, an Oregon corporation, is an aviation construction company in business for more than forty-five years specializing in designing and building facilities for companies in the aviation industry. Given the time constraint to get the shade hangars at no cost, there is no other company that could get the required FAA and John Wayne Airport approvals in the time available. The shade hangars will provide storage for eighty-five aircraft at the French Valley Airport which will increase revenue for the Aviation Division.

Pursuant to California Public Utilities Code Section 21602, the California Department of Transportation (Caltrans) provides loans for the improvement and operation of airports. Aviation desires to apply for a State airport loan in order to dismantle and transport the shade hangars from JWA to French Valley Airport before Fall 2022. The Approval of the loan agreement for the installation of the shade hangars at French Valley Airport is identified as the proposed project under the California Environmental Quality Act (CEQA). The Loan Agreement is limited to a contractual obligation and will not result in any direct effects on the environment. The indirect effects of the approval of the agreement would result in the increase of aircraft housed at French Valley Airport, which will also not result in any significant impacts.

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County TLMA Aviation

JUL 1 2022 3.31

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 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 does the project involve any unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. The approval of the loan agreement with Caltrans would have no direct effects on the environment and the indirect effects would result in continuing use of the site in a similar capacity. No significant environmental impacts would occur with the approval of the loan agreement.

- **Section 15301 –Existing Facilities:** 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 a loan agreement with Caltrans which would allow for the installation of shade hangars to provide more aircraft storage at the existing airport. The additional storage area is within the footprint of the existing airport and would not result in a significant increase in capacity of airport operations. The approval of the loan agreement 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 approval of the loan agreement with Caltrans is an administrative function that will allow for the installation of shade hangars at the existing airport and would result in the continued operation of the airport on the leased premises. 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.

Based upon the identified exemptions above, the County of Riverside, hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  _____ **Date:** 6-15-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: Approval of Loan Agreement with Caltrans for Shade Hangars at French Valley Airport

Accounting String: 525440-40710-1910700000 – FM05191011913

DATE: June 16, 2022

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 BY: **Mike Sullivan, Senior Environmental Planner**

Signature: 

PRESENTED BY: **Michelle Moore, TLMA-Aviation**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -

County of Riverside
Facilities Management
3450 14th Street, 2nd Floor, Riverside, CA 92501

Date: June 16, 2022
To: Cassandra Sandoval, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Facilities Management
Subject: **County of Riverside Facilities Management Project # FM05191011913**
Approval of Loan Agreement with Caltrans for Shade Hangars at French Valley Airport

The Riverside County's Facilities Management's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #2600

Attention: Mike Sullivan, Senior Environmental Planner,

Facilities Management,

3450 14th Street, 2nd Floor, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
 2724 Gateway Drive
 Riverside, CA 92507
 (951) 486-7000
 www.rivcoacr.org

Receipt: 22-265485

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202200655
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	TRANS	
Account Name	TRANS - TRANSPORTATION DEPT	
Customer Name	MIKE SULLIVAN	
Balance	\$9,130.25	
Comment	951-955-8009	



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 22-265485
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY TLMA AVIATION	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 07/14/2022
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202200655

PROJECT TITLE
APPROVAL OF LOAN AGREEMENT WITH CALTRANS FOR SHADE HANGARS AT FRENCH VALLEY AIRPORT

PROJECT APPLICANT NAME RIVERSIDE COUNTY TLMA AVIATION	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-8009
PROJECT APPLICANT ADDRESS 3450 14TH ST, 2ND FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____


PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X <i>J. Vallejo</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
---	--

County of Riverside
TLMA Aviation
3450 14th St, 2nd Floor, Riverside, CA 92501

FOR COUNTY CLERK USE ONLY		
F I L E D / P O S T E D		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202200655 07/14/2022 11:26 AM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

NOTICE OF EXEMPTION

June 16, 2022

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Aviation has a substantial need for aircraft storage hangars at the French Valley Airport. It currently has a vetted waiting list of 44 aircraft owners waiting for hangar space to become available. While investigating options to provide aircraft storage Aviation was made aware of an opportunity at John Wayne Airport in Orange County. Clay Lacy Aviation is building a new facility at John Wayne Airport that requires the removal of up to three large shade hangars which can house 85 aircraft by Fall 2022 to prepare the site for the construction of a new facility. Clay Lacy Aviation intends to demolish the hangars, however they have been made available to Riverside County at no cost if Aviation can dismantle and move them before Fall 2022, when Clay Lacy Aviation needs to begin construction on the site.

Centrex Construction, Incorporated, an Oregon corporation, is an aviation construction company in business for more than forty-five years specializing in designing and building facilities for companies in the aviation industry. Given the time constraint to get the shade hangars at no cost, there is no other company that could get the required FAA and John Wayne Airport approvals in the time available. The shade hangars will provide storage for eighty-five aircraft at the French Valley Airport which will increase revenue for the Aviation Division.

Pursuant to California Public Utilities Code Section 21602, the California Department of Transportation (Caltrans) provides loans for the improvement and operation of airports. Aviation desires to apply for a State airport loan in order to dismantle and transport the shade hangars from JWA to French Valley Airport before Fall 2022. The Approval of the loan agreement for the installation of the shade hangars at French Valley Airport is identified as the proposed project under the California Environmental Quality Act (CEQA). The Loan Agreement is limited to a contractual obligation and will not result in any direct effects on the environment. The indirect effects of the approval of the agreement would result in the increase of aircraft housed at French Valley Airport, which will also not result in any significant impacts.

Name of Public Agency Approving Project: Riverside County


Name of Person or Agency Carrying Out Project: Riverside County TLMA Aviation

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 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 does the project involve any unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. The approval of the loan agreement with Caltrans would have no direct effects on the environment and the indirect effects would result in continuing use of the site in a similar capacity. No significant environmental impacts would occur with the approval of the loan agreement.

- **Section 15301 –Existing Facilities:** 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 a loan agreement with Caltrans which would allow for the installation of shade hangars to provide more aircraft storage at the existing airport. The additional storage area is within the footprint of the existing airport and would not result in a significant increase in capacity of airport operations. The approval of the loan agreement 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 approval of the loan agreement with Caltrans is an administrative function that will allow for the installation of shade hangars at the existing airport and would result in the continued operation of the airport on the leased premises. 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.

Based upon the identified exemptions above, the County of Riverside, hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  _____ **Date:** 6-15-2022
Mike Sullivan, Senior Environmental Planner
County of Riverside