

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



ITEM: 3.61  
(ID # 28525)

MEETING DATE:  
Tuesday, August 26, 2025

FROM : TLMA - AVIATION

**SUBJECT:** Transportation and Land Management Agency- Aviation Division (TLMA-Aviation): Ratification and Approval of the Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC, a Washington limited liability company as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt pursuant to CEQA Guidelines Section 15301 and 15061(b)(3), District 4, [\$1,050] (Clerk to file Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **Find** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. **Ratify** and approve the attached Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC., as Lessee, and authorize the Chairman of the Board to execute the same on behalf of the County;
3. **Authorize** the Riverside County Airport Director or her designee to execute any other related documents and administer all actions necessary to complete this matter; and,
4. **Direct** the Clerk of the Board to file the attached Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board


**ACTION:Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: August 26, 2025  
xc: Aviation, Recorder, State Clearinghouse

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$1,050	\$ 0	\$1,050	\$ 0
<b>NETCOUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> TLMA Aviation Revenue Fund			<b>Budget Adjustment: No</b>	
			<b>For Fiscal Year: 2025/26</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On September 11, 2001 the County of Riverside, as Lessor, and Hi-Tech Aviation LLC, a California corporation ("Hi-Tech Aviation"), entered into a lease for approximately 1-acre of land at the Jacqueline Cochran Regional Airport ("Property"), as amended by that certain First Amendment to Lease dated October 17, 2006, and as amended by that Second Amendment to Lease dated January 26, 2021 (collectively referred to as the "Lease"). Hi-Tech Aviation constructed a 6,225 square foot hangar on the Property. Since entering into the Lease, Hi-Tech Aviation has assigned the Lease and ownership of the hangar to Thermal Hangar LLC, a Washington limited liability company, by virtue of an Assignment to Lease and Bill of Sale dated January 26, 2021.

The Lease was signed for a term of twenty (20) years with one option to extend by five (5) years and after the option was exercised the term was set to expire on September 11, 2026. Thermal Hangar recently approached the County Aviation Division ("Aviation Division") requesting an early termination of the Lease, and the Aviation Division is amenable to the request and has negotiated the attached Termination of Lease Agreement ("Termination Agreement"). Per the Termination Agreement, the termination of the Lease will be effective as of June 30, 2025. In exchange for the early termination, Thermal Hangar has agreed to revert ownership of the hangar to the Aviation Division.

Pursuant to the California Environmental Quality Act (CEQA), the Termination Agreement was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 class 1-Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption.

The Termination of Lease Agreement has been reviewed and approved by County Counsel.

**Impact on Residents and Businesses**

The Aviation Division has received numerous requests for hangar space and development opportunities at Jacqueline Cochran Regional Airport. Acquiring ownership of the hangar would help meet this growing demand and could also pave the way for introducing new operations or services currently unavailable at the airport. Both residents and businesses stand to benefit from the potential expansion of amenities and enhanced services.

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STATE OF CALIFORNIA

**Additional Fiscal Information**

No net County cost will be incurred, and no budget adjustment is necessary, however, the Transportation and Land Management Agency, Aviation Division has incurred costs associated with this transaction. County Counsel costs to date in the approximate amount of \$1,050 will be reimbursed from the TLMA Aviation Revenue Fund.

County Counsel Review	\$ 1,000
CEQA Filing Fees	\$ 50
<b>Total</b>	<b>\$ 1,050</b>

**Attachments**

- Termination of Lease Agreement
- CEQA Notice of Exemption
- Aerial Map

  
Crystal Carrillo, Senior Management Analyst 8/19/2025

  
Aaron Gettis, Chief of Deputy County Counsel 8/14/2025



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

**Receipt: 25-262354**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202500771
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	TRANS	
Account Name	TRANS - TRANSPORTATION DEPT	
Balance	\$10,712.25	
Comment	SST3576S2151	



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-262354
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE TRANSPORTATION	LEAD AGENCY EMAIL JRUIZ@RIVCO.ORG	DATE 08/27/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500771

PROJECT TITLE  
 APPROVAL OF THE TERMINATION OF LEASE AGREEMENT BETWEEN THE COUNTY OF RIVERSIDE, AS LESSOR, AND THERMAL HANGAR LLC, A WASHINGTON LIMITED LIABILITY

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE TLMA AVIATION	PROJECT APPLICANT EMAIL JRUIZ@RIVCO.ORG	PHONE NUMBER (951) 955-5746
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 14TH FLOOR	CITY RIVERSIDE	STATE CALI
		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)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<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)		
<hr/>		
<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		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash     Credit     Check     Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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County of Riverside  
TLMA Aviation  
4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501

<b>F I L E D / P O S T E D</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202500771 08/27/2025 02:37 PM Fee: \$ 50.00 Page 1 of 3		
Removed:	By:	Deputy
A standard 1D barcode representing the document ID E-202500771.		

## NOTICE OF EXEMPTION

July 28, 2025

**Project Name:** Approval of the Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC, a Washington limited liability company as Lessee – Jacqueline Cochran Regional Airport, CEQA Exempt, District 4

**Project Location:** Jacqueline Cochran Regional Airport, Assessor Parcel Number 456-020-002 (a portion)

**Description of Project:** On September 11, 2001 the County of Riverside, as Lessor, and Hi-Tech Aviation LLC, a California corporation (“Hi-Tech Aviation”), entered into a lease for approximately 1-acre of land at the Jacqueline Cochran Regional Airport (“Property”), as amended by that certain First Amendment to Lease dated October 17, 2006, and as amended by that Second Amendment to Lease dated January 26, 2021 (collectively referred to as the “Lease”). Hi-Tech Aviation constructed a 6,225 square foot hangar on the Property. Since entering into the Lease, Hi-Tech Aviation has assigned the Lease and ownership of the hangar to Thermal Hangar LLC, a Washington limited liability company, by virtue of an Assignment to Lease and Bill of Sale dated January 26, 2021.

The Lease was signed for a term of twenty (20) years with one option to extend by five (5) years and after the option was exercised the term was set to expire on September 11, 2026. Thermal Hangar recently approached the County Aviation Division (“Aviation Division”) requesting an early termination of the Lease, and the Aviation Division is amenable to the request and has negotiated the attached Termination of Lease Agreement (“Termination Agreement”). Per the Termination Agreement, the termination of the Lease will be effective as of June 30, 2025. In exchange for the early termination, Thermal Hangar has agreed to revert ownership of the hangar to the Aviation Division.

The Termination Agreement 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 Termination Agreement is limited to the termination of the Lease and will not result in any direct effects on the environment. Subsequently, this Termination Agreement will not result in any significant environmental impacts or include any mitigation measures.

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4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-9722

P. O. Box 1605 • Riverside, California 92502-1605

**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 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.

**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. 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 termination of an existing lease agreement. 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 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, will be consistent with the existing land use and would not result in a physical change to the property. These improvements fall within the criteria identified in Section 15301 (c) and (d) which allow for the repair and maintenance of existing transportation facilities and rehabilitation of structures and facilities to meet standards of health and safety. 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. Approval of the First Amendment would result in the same continued operation of the Leased Premises, and will not create any new significant direct or indirect environmental

impacts. 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.

Signed: Jose Ruiz Date: 7/28/25  
Jose Ruiz, Supervising Development  
Specialist, County of Riverside  
TLMA-Aviation Division

**TERMINATION OF LEASE AGREEMENT  
(JACQUELINE COCHRAN REGIONAL AIRPORT)**

THIS **TERMINATION OF LEASE AGREEMENT** (“**Termination Agreement**”), dated as of AUG 26 2025, is entered by and between the **County of Riverside**, a political subdivision of the State of California (“**County**” or “**Lessor**”), and **Thermal Hangar, LLC**, a Washington limited liability company (successor-in-interest to Hi-Tech Aviation, Inc.) (“**Lessee**”). The County and Lessee are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

RECITALS

WHEREAS, the County and Lessee’s predecessor-in-interest entered into that lease dated September 11, 2001 for approximately 1 acre of land (“**Property**”) at the Jacqueline Cochran Regional Airport, as amended by that certain First Amendment to Lease dated October 17, 2006, and that Second Amendment to Lease dated January 26, 2021 (collectively the “**Lease**”), a copy of the Lease is attached hereto as Exhibit “**A**” and incorporated herein; and

WHEREAS, the term of the Lease commenced on October 1, 2001 and is set to expire on September 30, 2026 (“**Term**”); and

WHEREAS, the Lessee no longer requires use of the Property, and has requested to terminate the Lease; and

WHEREAS, the County is amenable to the termination request, and the Parties have agreed to modify the expiration date to June 30, 2025;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Parties do hereby agree as follows:

1. TERMINATION OF LEASE. The Parties agree and acknowledge that the Lease shall terminate on June 30, 2025, and no further consideration of any kind shall be required from either Party, except as stated in this Termination Agreement. Upon termination of the Lease, legal title to all improvements constructed on the Property including the 6,225 square foot hangar by Lessee shall become property of the County.
  
2. LESSEE ACKNOWLEDGEMENT. Lessee expressly acknowledges, represents, and warrants that it has not encumbered, mortgaged, hypothecated, assigned, or transferred the Property to any person or entity, whether voluntarily or involuntarily, by subrogation, operation of law or otherwise. This representation and warranty shall survive execution and performance of this Termination Agreement. In the event a claim of right is made to the Property by an unknown occupant, Lessee shall indemnify, protect, defend and hold County harmless from and against any and all liabilities, claims, suits, judgments, actions, proceedings, costs and expenses (including

attorneys' fees and costs) arising out of or related to any claim of right to possession by an unknown occupant arising by reason of any act of Lessee

3. CAPITALIZED TERMS. Termination Agreement to Prevail. The provisions of this Termination Agreement shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore terminated, and shall supplement the remaining provisions thereof.

4. PARTIAL INVALIDITY. If any term or provision of this Termination Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Termination Agreement will not be affected thereby, and each remaining term and provision of this Termination Agreement will be valid and be enforced to the fullest extent permitted by law.

5. COUNTERPARTS. This Termination Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this Termination Agreement agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this Termination Agreement. The parties further agree that the electronic signatures of the parties included in this Termination Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

6. GOVERNING LAW. The Parties hereto expressly agree that this Termination Agreement will be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any proceeding related to this Termination Agreement shall be in the County of Riverside.

7. EFFECTIVE DATE. This Termination Agreement shall not be binding or effective until its approval by the Riverside County Board of Supervisors and full execution by the Parties.

IN WITNESS WHEREOF, the parties have executed this **Termination Agreement** as of the date first written below.

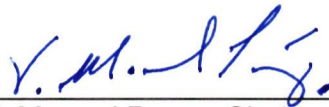
Dated:           AUG 26 2025          

**LESSOR:**

**COUNTY OF RIVERSIDE**, a political subdivision of the State of California

**LESSEE:**

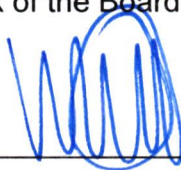
**THERMAL HANGAR, LLC**, a Washington limited liability company

By:   
V. Manuel Perez, Chairman  
Board of Supervisors

By:   
Jeffrey Wright  
Manager

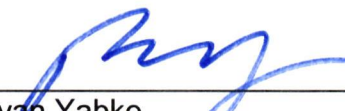
**ATTEST:**

Kimberly Rector  
Clerk of the Board

By:   
Deputy

**APPROVED AS TO FORM**

Minh C. Tran  
County Counsel

By:   
Ryan Yabko  
Deputy County Counsel

# Document Root (Read-Only)

## Selected Document

**2025081381 - NOE - Approval of the Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC, a Washington limited liability company as Les**

Riverside County

Created - **8/29/2025** | Submitted - **8/29/2025** | Posted - **8/29/2025** | Received - **8/29/2025** | Published - **8/29/2025**

**Whitney N Mayo**

**Document Details****Public Agency**

Riverside County

**Document Type**

Notice of Exemption

**Document Status**

Published

**Title**

Approval of the Termination of Lease Agreement between the County of Riverside, as Lessor, and Thermal Hangar LLC, a Washington limited liability company as Les

**Document Description**

On September 11, 2001 the County of Riverside, as Lessor, and Hi-Tech Aviation LLC, a California corporation ("Hi-Tech Aviation"), entered into a lease for approximately 1-acre of land at the Jacqueline Cochran Regional Airport ("Property"), as amended by that certain First Amendment to Lease dated October 17, 2006, and as amended by that Second Amendment to Lease dated January 26, 2021 (collectively referred to as the "Lease"). Hi-Tech Aviation constructed a 6,225 square foot hangar on the Property. Since entering into the Lease, Hi-Tech Aviation has assigned the Lease and ownership of the hangar to Thermal Hangar LLC, a Washington limited liability company, by virtue of an Assignment to Lease and Bill of Sale dated January 26, 2021.

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The Termination Agreement 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 Termination Agreement is limited to the termination of the Lease and will not result in any direct effects on the environment. Subsequently, this Termination Agreement will not result in any significant environmental impacts or include any mitigation measures.

**Attachments** (Upload Project Documents)

**3.61 - NOE - Approval of Termination of Lease Agreement, Jacqueline Cochran Airport.pdf**

**Contacts**

County of Riverside Transportation Department - Aviation Division - *Jose Ruiz*

4080 Lemon Street 14th Floor  
Riverside, CA 92501  
Phone : (951) 955-5746  
jrui@rivco.org

**Regions**

Southern California

**Counties**

Riverside

**Cities**

Thermal

**Location Details**

**Parcel Number** - 456-020-002

**Other Location Info**

Jacqueline Cochran Regional Airport, Assessor Parcel Number 456-020-002 (a portion)

**Notice of Exemption****Exempt Status**

Categorical Exemption

**Type, Section Number or Code Number**

15301

**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 the termination of an existing lease agreement. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

This 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, will be consistent with the existing land use and would not result in a physical change to the property. These improvements fall within the criteria identified in Section 15301 (c) and (d) which allow for the repair and maintenance of existing transportation facilities and rehabilitation of structures and facilities to meet standards of health and safety. 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.

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.

**Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(3)

**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 the termination of an existing lease agreement. Furthermore, this project would not result in any physical direct or reasonably foreseeable indirect impacts to the environment.

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. Approval of the First Amendment would result in the same continued operation of the Leased Premises, and will not create any new significant direct or indirect environmental impacts.

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.

**County Clerk(s)**

Riverside

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Signature

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Title

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Date

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SCH Number 2025081381

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From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Fri 8/29/2025 11:10 AM

To Mayo, Whitney <WMayo@Rivco.org>

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://cegasubmit.lci.ca.gov/Document/Index/322440/1>

Please contact the SCH with any questions at [state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov).

Thank you,



**Thomas Hubbard** | *he/him*

Jr. CEQA Analyst

**Governor's Office of Land Use and Climate Innovation**

*Formerly known as the Governor's Office of Planning and Research*

[Thomas.Hubbard@lci.ca.gov](mailto:Thomas.Hubbard@lci.ca.gov)

[lci.ca.gov](http://lci.ca.gov) | [Follow us on LinkedIn](#) | [Follow us on X](#)

**\*\*Note:** No reply, response, or information provided constitutes legal advice.

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Termination of Lease Agreement  
Thermal Hangar LLC, Jacqueline Cochran Regional Airport



1 Service Rd 2    Airport Service Rd 2    Airport Service Rd 2    Airport Service Rd 2    Airport Service Rd 2    Airport S

Image Landsat / Copernicus

APN: 759-050-004