

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



ITEM: 3.29
(ID # 30248)

MEETING DATE:
Tuesday, April 28, 2026

FROM : TLMA - AVIATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA)/AVIATION:
Approve 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, French Valley, District 3, CEQA Exempt pursuant to State CEQA Guidelines Sections 15301 and Section 15061(b)(3) [\$850 Total Cost – TLMA Aviation Budget 100%] (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 CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. **Approve** the attached Third Amendment to French Valley Airport Terminal Office Lease Agreement ("Third Amendment") between County of Riverside as landlord (County) and French Valley Hangars, LLC as lessee (EFI Flight School);
3. **Authorize** the Riverside County Director of Airports 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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez 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: April 28, 2026
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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 850	\$ 0	\$ 850	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: TLMA Aviation Budget 100%			Budget Adjustment: No	
			For Fiscal Year: 2025/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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 attached 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.

County Counsel has reviewed and approved the attached Third Amendment as to form. Staff recommends that the Board approve the Third Amendment.

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines 15301, Class 1 – Existing Facilities and State CEQA Guidelines 15061(b)(3), General Rule or “Common Sense” Exemption.

Impact on Residents and Businesses

EFI Flight School, will continue to conduct the existing business of a instructional flight school on the leased premises, which will provide much needed aeronautical related services at the French Valley Airport.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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 and CEQA filing fees to date in the approximate amount of \$850 will be reimbursed from the TLMA Aviation Budget.

County Counsel Review	\$ 800
CEQA Filing Fees	\$ 50
Total	\$ 850

Attachments

- Third Amendment to French Valley Airport Terminal Office Lease Agreement
- CEQA Notice of Exemption


Crystal Carrillo, Senior Management Analyst 4/22/2026

**Third Amendment to
French Valley Airport Terminal
Office Lease Agreement**

This THIRD AMENDMENT TO FRENCH VALLEY AIRPORT TERMINAL OFFICE LEASE AGREEMENT ("Third Amendment") is made and entered into on this 28 day of APR, 2026, by and between the **County of Riverside**, on behalf of its Transportation and Land Management Agency, Aviation Division, a political subdivision of the state of California as Lessor ("Lessor"), and **Executive Flight Institute, LLC**, a California limited liability company, doing business as EFI Flight School, as Lessee ("Lessee"), collectively referred to herein as the "Parties," and individually as a "Party" under the following terms and conditions.

RECITALS

WHEREAS, Lessor and Lessee entered into that certain Lease at French Valley Airport, dated October 1, 2017, ("Original Lease"), as amended by that First Amendment to Lease French Valley Airport dated April 16, 2021 ("First Amendment"), as amended by that Second Amendment to Lease dated August 22, 2023 ("Second Amendment"); and

WHEREAS, pursuant to the Original Lease, as amended, Lessee leases from Lessor approximately 2,813 square feet of office space located within the Terminal Building at French Valley Airport, located at 37680 Sky Canyon Drive, Murrieta, California and more specifically identified as Suites D, E, G, and J (the "Premises"), for the operation of a flight school; and

WHEREAS, Lessee has requested, and Lessor has agreed, to extend the term of the Lease for an additional period of five (5) years through this Third Amendment; and

WHEREAS, The Original Lease, together with the First, Second, and this Third Amendment are collectively referred to herein as the "Lease."

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree that the Lease shall be modified as follows:

1. **Term.** Section 2 of the Lease is hereby amended to extend the term until

September 30, 2031. Any holding over by the Lessee after the expiration of the lease shall be on a day-to-day basis strictly, and continuing tenancy rights shall not accrue to the Lessee.

2. Miscellaneous

a. Attachments. Each of the attachments and exhibits attached hereto are incorporated herein by this reference.

b. Capitalized Terms. The Third Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

c. Effectiveness of Lease. Except as modified and amended by this Third Amendment all other terms and conditions of the Lease remain unmodified and in full force and effect. Time is of the essence in this Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or Lessee. Neither this Amendment, nor the Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

d. Language for Use of Electronic (Digital) Signatures. This Third Amendment 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 Third Amendment 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 Third Amendment. The parties

September 30, 2031. Any holding over by the Lessee after the expiration of the lease shall be on a day-to-day basis strictly, and continuing tenancy rights shall not accrue to the Lessee.

2. Miscellaneous

a. Attachments. Each of the attachments and exhibits attached hereto are incorporated herein by this reference.

b. Capitalized Terms. The Third Amendment to Prevail. Unless defined herein or the context requires otherwise, all capitalized terms herein shall have the meaning defined in the Lease, as heretofore amended. The provisions of this Third Amendment shall prevail over any inconsistency or conflicting provisions of the Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

c. Effectiveness of Lease. Except as modified and amended by this Third Amendment all other terms and conditions of the Lease remain unmodified and in full force and effect. Time is of the essence in this Amendment and the Lease and each and all of their respective provisions. Subject to the provisions of the Lease as to assignment, the agreements, conditions and provisions herein contained shall apply to and bind the heirs, executors, administrators, successors and assigns of the parties hereto. If any provisions of this Amendment or the Lease shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of the Lease and all such other provisions shall remain in full force and effect. The language in all parts of the Lease shall be construed according to its normal and usual meaning and not strictly for or against either Lessor or Lessee. Neither this Amendment, nor the Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be recorded by Lessee.

d. Language for Use of Electronic (Digital) Signatures. This Third Amendment 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 Third Amendment 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 Third Amendment. The parties

further agree that the electronic signatures of the parties included in this Third Amendment 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.

e. Effective Date. This Third Amendment to Lease shall not be binding or consummated until it is fully executed by the Parties.

IN WITNESS WHEREOF, County and Lessee hereto have executed this Third Amendment as of the dates set forth below.

LESSOR:

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

LESSEE:

EXECUTIVE FLIGHT INSTITUTE, LLC, a California limited liability company

By: Karen S. Spiegel
Karen Spiegel
Chair, Board of Supervisors

By: [Signature]
Stephanie Bowden
Business Operation Manager

Date: APR 28 2026

Date: 3/27/26

ATTEST:

Kimberly Rector
Clerk of the Board

By: [Signature]
Deputy

APPROVED AS TO FORM:

Minh C. Tran
County Counsel

By: [Signature]
Ryan Yabko
Deputy County Counsel

further agree that the electronic signatures of the parties included in this Third Amendment 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.

e. Effective Date. This Third Amendment to Lease shall not be binding or consummated until it is fully executed by the Parties.



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

Receipt: 26-126488

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202600361
	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	
Balance	\$5,942.75	
Comment	SST3735S1258	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-126488
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE TLMA AVIATION	LEAD AGENCY EMAIL JRUIZ@RIVCO.ORG	DATE 04/29/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600361

PROJECT TITLE
 APPROVAL OF THE THIRD AMENDMENT TO FRENCH VALLEY AIRPORT TERMINAL OFFICE
 LEASE AGREEMENT BETWEEN THE COUNTY OF RIVERSIDE AND EXECUTIVE FLIGHT INSTITUTE

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 FLR,	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:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>I Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION TO BILL
BY JOURNAL VOUCHER**

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

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: **Isabel Tejada**

DATE: **APR 29 2026**

RECEIPT # (S) **26-126488**



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

FILED / POSTED		
County of Riverside		
Peter Aldana		
Assessor-County Clerk-Recorder		
E-202600361		
04/29/2026 08:26 AM Fee: \$ 50.00		
Page 1 of 3		
Removed:	By:	Deputy

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

Document Root (Read-Only)

Selected Document

2026041294 - NOE - Approval of the Third Amendment to French Valley Airport Terminal Office Lease Agreement between the County of Riverside and Executive Flight Institute LLC, a C

Riverside County
Created - 4/28/2026 | Submitted - 4/28/2026 | Posted - 4/28/2026 | Received - 4/28/2026 | Published - 4/28/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Approval of the Third Amendment to French Valley Airport Terminal Office Lease Agreement between the County of Riverside and Executive Flight Institute LLC, a C

Document Description

Title Cont: California limited liability company doing business as EFI Flight School, French Valley Airport

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").

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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.

Attachments (Upload Project Documents)

3.29 - NOE - Third Amendment to Lease, Murrieta.pdf

Contacts

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

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

Regions

Southern California

Counties

Riverside

Cities

Murrieta

Location Details

Zip Code - 92563

Other Location Info

37600 Sky Canyon Drive, Murrieta, CA 92563

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 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.

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.

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 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.

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.

County Clerk(s)

Riverside

Signature

Title

Date

SCH Number 2026041294

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

Date Tue 4/28/2026 1:08 PM

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://ceqasubmit.lci.ca.gov/Document/Index/333463/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him/his*

Jr. CEQA Analyst

Governor's Office of Land Use & Climate Innovation

Thomas.hubbard@lci.ca.gov

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

LCI - Public

Confidentiality Notice: The information contained in this email and any attachments is for the exclusive use of the intended recipient(s) and may contain confidential and privileged information. It is the property of the California Governor's Office of Land Use and Climate Innovation. Unauthorized use, disclosure, or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by return email and destroy all copies of the original message and any attachments.