



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

FOR COUNTY CLERK USE ONLY

### NOTICE OF EXEMPTION

September 19, 2024

**Project Name:** Approval of Amendment to Lease between the County of Riverside, a political subdivision of the State of California, as Lessor, and the Department of General Services of the State of the California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee, at Hemet Ryan Airport, District 5

**Project Location:** 4710 W. Stetson Avenue, Hemet, California 92545

**Description of Project:** On March 1, 2022, under Minute Order 3.40, the County Board of Supervisors through the recommendation of the Transportation and Land Management Agency, Aviation Division (Aviation Division) approved the Ground Lease (“Lease”) between the County of Riverside and the Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection (“Cal Fire”). The Lease relates to the ground lease of approximately 15 acres of land at the Hemet Ryan Airport for the purpose of operating and maintaining the Ryan Air Attack Base. The Ryan Air Attack Base provides fire suppression and air rescue services throughout Southern California. The term of the Lease is for fifty (50) years, which commenced on February 1, 2022 and will terminate on January 31, 2072.

Cal Fire recently approached the Aviation Division to increase their leasehold premises by .141 acres which contains an existing 2,640 square foot building that will be utilized to house additional staff at the Ryan Air Attack Base. The Aviation Division negotiated an Amendment to Lease (Amendment) to increase Cal Fire’s leasehold space at the Hemet Ryan Airport, which will result in an increase to the annual base rent by \$15,840.

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The Amendment 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 30-Day Notice is limited to modifications to the existing Lease and will not result in any direct effects on the environment. Subsequently, this Amendment will not result in any significant environmental impacts or include any mitigation measures.

**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 an expansion to the Leased Premises by Ramko and does not include a new development. 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 Amendment 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  
Jose Ruiz,  
Supervising Development Specialist  
County of Riverside  
TLMA-Aviation Division

**Date:** \_09/19/2024\_

**RIVERSIDE COUNTY CLERK & RECORDER****AUTHORIZATION TO BILL  
BY JOURNAL VOUCHER**

**Project Name:** Approval of Amendment to Lease between the County of Riverside, a political subdivision of the State of California, as Lessor, and the Department of General Services of the State of California on behalf of the California Department of Forestry and Fire Protection, entities of the State of California, as Lessee, at Hemet Ryan Airport, District 5

**Accounting String:** 523220-40710-1910700000 - ED19103001

**DATE:** September 19, 2024

**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, Supervising Development Specialist, TLMA-Aviation

Signature: *Jose Ruiz*

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: Cassandra Sandoval

DATE:

RECEIPT # (S)