



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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

October 31, 2024

Project Name: Consent to Assignment of Sublease between Mark Ritchart and Mark Ritchart and Maureen Ritchart, Trustees of the Ritchart Legacy Trust Dated December 6, 2022, at French Valley Airport.

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:

Name of Public Agency Approving Project: The County of Riverside, Aviation Division has received a request to consent to an Assignment of Sublease that will enable Mark Ritchart (Assignor) to assign his rights, title and interest in the sublease to his trust, Mark Ritchart and Maureen Ritchart, Trustees of the Ritchart Legacy Trust Dated December 6, 2022 (“Assignee”). dated December 20, 2023.

The Sublease pertains to that certain Hangar 8 located at French Valley Airport in Murrieta, California. The Sublease was entered into between French Valley Jet Center, LLC, a California limited liability company (“Jet Center”), and Mark Ritchart December 1, 2006 (“Sublease”).

The Sublease is subject to that certain Lease (French Valley Airport) by and between the County of Riverside, (as Lessor) and FV Airport Hangars, LLC, a Delaware limited liability company successor in interest to French Valley Jet Center, LLC, a California limited liability company (as Lessee dated January 25, 2005, as amended by that certain First Amendment to Lease dated June 27, 2006, and that certain Second Amendment to Lease dated March 17, 2009 (collectively, the “Lease”), relating to the lease of approximately 4.65 acres of vacant land, located at the French Valley Airport.

The Assignor and Assignee, entered into the certain Assignment dated August 31, 2024 (Assignment) relating to the Sublease. The Assignment requires County approval pursuant to the Lease. Assignee will not change the existing use of the subleased premises. The Assignment will not impact the terms of the Sublease.

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 assignment of an existing aircraft storage hangar and does not include a 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 consent to a and the Assignment of the Sublease regarding Hangar Number 8 within the French Valley Airport. The changes are limited to the change in ownership and responsibility for the terms of the Sublease. The consent to Assignment 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 consent to Assignment 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: Kimberly Loomis

Date: 10.31.24

Kimberly Loomis
Development Specialist II
County of Riverside TLMA-Aviation Division