



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

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

February 13, 2025

Project Name: Approval of the Blythe Airport Lease Agreement between the County of Riverside (“County”), as Lessor, and Blythe 10, Inc., a California corporation (“Blythe 10”), as Lessee.

Project Location: 17970 W Hobson Way, Blythe, California 92225, APN: 824-020-002

Description of Project: The County of Riverside (“County”) owns a fuel and truck stop that consist of 20.89 acres, and containing an approximate 10,250 square foot convenience store, an approximate 6,000 square foot maintenance shop, existing signage infrastructure, freight truck parking/rest area, and located at 17970 W Hobson Way, Blythe, California identified by Assessor’s Parcel Number 824-020-002 (“Fuel and Truck Stop”).

On April 14, 2022 the County, Transportation and Land Management Agency, Aviation Division (“Aviation”) issued a Request for Proposal for the Lease and Operation of the Fuel and Truck Stop. Blythe 10, Inc., a California corporation (“Blythe 10”), was selected as the most suitable candidate to operate and maintain the Fuel and Truck Stop because of their experience in operating similar facilities, rent proposal and improvements plan for the Fuel and Truck Stop. As a result of the selection, Aviation negotiated a 30-year lease with Blyth 10 for the Fuel and Truck Stop.

The approval of the Lease 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 Lease will not change the existing use of the Fuel and Truck Stop, 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 the Lease of a Fuel and Truck Stop and does not include a new development or improvements to the property. 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 a Lease agreement. The approval of the Lease 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. Approval of the Lease is an administrative function, that is required as part of the terms, and would result in the continued operation of the Fuel and Truck Stop. 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: 2/13/2025

Jose Ruiz

Supervising Development Specialist

County of Riverside TLMA-Aviation Division