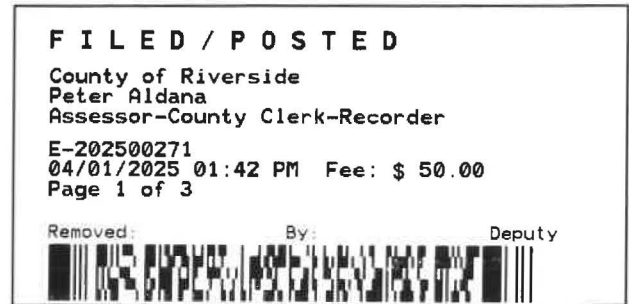


County of Riverside
TLMA Aviation
4080 Lemon Street, 14th Floor, Riverside, CA 92501



NOTICE OF EXEMPTION

March 4, 2025

Project Name: Approval and Consent to Purchase and Sale Agreement of Aviation Hangar 2B between Murrieta Executive Air Park MEA, LLC and MBM BUILDERS LLC, and Consent to Sublease between Murrieta Executive Air Park MEA, LLC and MBM BUILDERS LLC, French Valley Airport.

Project Location: Unit No. twelve (12), Hangar 2B, 37170 Sky Canyon Drive, Murrieta, California.

Description of Project: The County of Riverside (“County”), as lessor, and Murrieta Executive Airpark MEA, LLC (“MEA”), as lessee, entered into that certain Lease (French Valley Airport) dated September 11, 2001, as amended by that certain First Amendment to Lease dated March 24, 2004, that certain Second Amendment to Lease dated June 27, 2006, that certain Third Amendment to Lease dated February 7, 2017 (collectively the “Lease”), relating to the lease of approximately 152,460 square feet of vacant land, located at the French Valley Airport. (“Leased Premises”) attached hereto as Attachment C. Pursuant to Section 24 of the Lease, MEA cannot sublease any rights, duties, or obligations under the Lease without the written consent of the County. MEA desires to sublease a portion of the Leased Premises upon which an aircraft storage hangar has been constructed and is identified as Unit No. twelve (12) Hangar 2B (“Subleased Premises”) to MBM BUILDERS LLC, (“MBM BUILDERS”), as more specifically set forth in the Sublease attached hereto as Attachment B (“Sublease”). If approved by the Board, the Sublease will be subject to the Lease.

In connection with the Sublease, MBM BUILDERS (as Buyer) and MEA, (as Seller) entered into that certain Purchase and Sale Agreement dated December 18, 2024, relating to the sale of Unit No. twelve (12), Hangar 2B (“Purchase and Sale Agreement”), the effectiveness of which is subject to the consent and approval by the County. MBM BUILDERS will not change the existing use of the Subleased Premises. The Purchase and Sale Agreement and the Sublease will not impact the terms of the Lease.

The consent to Purchase and Sale Agreement and consent to Sublease have 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 consent to purchase and Sale Agreement and consent to Sublease will not change the existing use of the Subleased 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 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 3A-Unit 1 within the French Valley Airport. The changes are limited to the change in ownership and responsibility for the terms of the Lease. The consent to Assignment and Bill of Sale 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 and Bill of Sale and 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: 3.4.25

Kimberly Loomis
Administrative Analyst, II
County of Riverside TLMA-Aviation Division



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:
 25-96213
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY FACILITIES MGMT	LEAD AGENCY EMAIL KIMBERLY LOOMIS	DATE 04/01/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500271

PROJECT TITLE
 APPROVAL AND CONSENT TO PURCHASE AND SALE AGREEMENT OF AVIATION HANGAR 2B BETWEEN MURRIETA EXECUTIVE AIR PARK MEA, LLC AND MBM BUILDERS LLC, AND CONSENT

PROJECT APPLICANT NAME RIVERSIDE COUNTY TLMA AVIATION	PROJECT APPLICANT EMAIL KLOOMIS@RIVCO.ORG	PHONE NUMBER (951) 955-9722
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 14TH FLOOR	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) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- 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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Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-96213

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202500271
	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	\$8,084.50	
Comment	SST3502S302	