



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:  
 25-104955  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|   |                                      |                    |
|---|--------------------------------------|--------------------|
| LEAD AGENCY<br>RIVERSIDE COUNTY TLMA AVIATION | LEAD AGENCY EMAIL<br>JRUIZ@RIVCO.ORG | DATE<br>04/09/2025 |
| COUNTY/STATE AGENCY OF FILING<br>RIVERSIDE    | DOCUMENT NUMBER<br>E-202500299       |                    |

PROJECT TITLE

CONSENT TO TERMINATION OF SUBLEASE AND CONSENT TO BILL OF SALE BETWEEN  
 BACHELOR MOUNTAIN GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND MAURICE

|   |  |                                |
|---|--|--------------------------------|
| PROJECT APPLICANT NAME<br>COUNTY OF RIVERSIDE TLMA AVIATION | PROJECT APPLICANT EMAIL<br>JRUIZ@RIVCO.ORG | PHONE NUMBER<br>(951) 955-9722 |
| PROJECT APPLICANT ADDRESS<br>4080 LEMON STREET, 14TH FLOOR  | CITY<br>RIVERSIDE                          | STATE<br>CA                    |
|   |  | ZIP CODE<br>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<br><b>X</b> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Deputy<br><b>Jessica Arevalo</b> |
|-----------------------|---|



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

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-202500299  
04/09/2025 10:03 AM Fee: \$ 50.00  
Page 1 of 3  
Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


### NOTICE OF EXEMPTION

March 28, 2025

**Project Name:** Consent to Termination of Sublease and Consent to Bill of Sale between Bachelor Mountain Group, LLC, a California limited liability company, and Maurice E. Wood, an individual, at Hemet-Ryan Airport, District 5

**Project Location:** Hangar #3 in Building 14-2, 4710 W Stetson Avenue, Hemet, California 92545.

**Description of Project:** The County of Riverside, Transportation and Land Management Agency-Aviation Division (“County”), as lessor, and Bachelor Mountain Group, LLC, a California limited liability company (“BMG”), as lessee, entered into that certain Lease dated September 15, 2009 (“Lease”). The Lease relates to the 6.56 acres of real property located at the Hemet-Ryan Airport with an address of 4710 W Stetson Ave., Hemet, CA 92545 (“Leased Premises”). BMG, as sublessor, entered into a Sublease Agreement-Land Only Hemet-Ryan Airport (“Sublease”) dated January 1, 2011, with Maurice E. Wood, an individual, as sublessee, (“Sublessee”) relating to the area of land where Hangar #3 in Building 14-2 is located on (“Subleased Premises”).

Sublessee and BMG now desire to terminate the Sublease as memorialized in the Lease Termination Notification (“Sublease Termination”), which is attached as Attachment A to the Consent to Termination of Sublease. In addition, Sublessee desires to sell to BMG and BMG desires to buy, the aircraft storage hangar located on the Subleased Premises identified as Hangar #3 in Building 14-2 (“Aircraft Storage Hangar”). The sale of the Aircraft Storage Hangar is memorialized in the attached Bill of Sale. BMG will not change the existing use of the Subleased Premises or the Aircraft Storage Hangar. The Consent to Termination of Sublease and the Consent to Bill of Sale will not impact or modify the terms of the Lease, the use of the Leased Premises, or the Subleased Premises.

The consent to Termination of Sublease and Bill of Sale 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. Approval of the project 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 the sale 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 Termination of Sublease and Bill of Sale regarding Hangar #3 in Building 14-2 within the Hemet-Ryan Airport. The changes are limited to the change in ownership and responsibility for the terms of the Lease. The consent to Termination of Sublease 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 Termination of Sublease 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: Jose Ruiz \_\_\_\_\_ Date: 3.28.25 \_\_\_\_\_  
Jose Ruiz  
Supervising Development Specialist  
County of Riverside TLMA-Aviation Division

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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: 25-104955**

| <b>Product</b>      | <b>Name</b>                 | <b>Extended</b> |
|---------------------|-----------------------------|-----------------|
| FISH                | CLERK FISH AND GAME FILINGS | \$50.00         |
|                     | # Pages                     | 3               |
|                     | Document #                  | E-202500299     |
|                     | Filing Type                 | 7               |
|                     | State Fee Prev Charged      | false           |
|                     | No Charge Clerk Fee         | false           |
|                     | F&G Notice of Exemption Fee | \$50.00         |
| <b>Total</b>        |                             | <b>\$50.00</b>  |
| Tender (On Account) |                             | \$50.00         |
| Account#            | TRANS                       |                 |
| Account Name        | TRANS - TRANSPORTATION DEPT |                 |
| Balance             | \$8,134.50                  |                 |