



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 25-138255**

| <b>Product</b>      | <b>Name</b>                 | <b>Extended</b> |
|---------------------|-----------------------------|-----------------|
| FISH                | CLERK FISH AND GAME FILINGS | \$50.00         |
|                     | # Pages                     | 3               |
|                     | Document #                  | E-202500381     |
|                     | 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             | \$4,536.75                  |                 |
| Comment             | SST3508S1243                |                 |



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:<br>25-138255               |
| STATE CLEARINGHOUSE NUMBER (If applicable) |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |  |                                |
|--|--|--------------------------------|
| LEAD AGENCY<br>COUNTY OF RIVERSIDE TLMA AVIATION | LEAD AGENCY EMAIL<br>KLOOMIS@RIVCO.ORG | DATE<br>05/07/2025             |
| COUNTY/STATE AGENCY OF FILING<br>RIVERSIDE       |  | DOCUMENT NUMBER<br>E-202500381 |

PROJECT TITLE

APPROVAL AND CONSENT TO BILL OF SALE OF AVIATION HANGAR E10 BETWEEN BRIAN R. METCALFE AND JENNIFER G. METCALFE, AS TRUSTEES OF THE METCALFE FAMILY TRUST

|   |  |                                |
|---|--|--------------------------------|
| PROJECT APPLICANT NAME<br>COUNTY OF RIVERSIDE TLMA AVIATION | PROJECT APPLICANT EMAIL<br>KLOOMIS@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:

- |   |            |          |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,968.75 | \$ _____ |
| <input type="checkbox"/> 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)

- |   |          |                  |
|---|----------|------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____         |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ _____ \$50.00 |
| <input type="checkbox"/> Other  |          | \$ _____         |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE

X *Isabel Tejada*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy **Isabel Tejada**



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

|   |     |        |
|---|-----|--------|
| <b>FILED / POSTED</b>   |     |        |
| County of Riverside<br>Peter Aldana<br>Assessor-County Clerk-Recorder |     |        |
| E-202500381<br>05/07/2025 02:19 PM Fee: \$ 50.00<br>Page 1 of 3       |     |        |
| Removed:  | By: | Deputy |
|   |     |        |

### NOTICE OF EXEMPTION

April 8, 2025

**Project Name:** Approval and Consent to Bill of Sale of Aviation Hangar E10 between Brian R. Metcalfe and Jennifer G. Metcalfe, as Trustees of the Metcalfe Family Trust dated April 8, 2005 and Earthly Enterprises #2, LLC, and Consent to Cancellation of Sublease and Consent to New Sublease between All Inside AV Storage, Inc., and Earthly Enterprises #2, LLC, Jacqueline Cochran Regional Airport.

**Project Location:** Hangar E10, 56-850 Higgins Dr., Thermal, CA 92274, California.

**Description of Project:** The County of Riverside (“County”), as lessor, and John Obradovich and Betty Obradovich (collectively, “Obradovich”), as lessee, entered into that certain Lease - Desert Resorts Regional Airport, dated June 3, 2003, as amended by that certain First Amendment to Lease - Jacqueline Cochran Regional Airport, dated on or about September 14, 2004, that certain Second Amendment to Lease - Jacqueline Cochran Regional Airport, dated September 12, 2006, that certain Third Amendment to Lease - Jacqueline Cochran Regional Airport, dated March 17, 2009, and that assignment transferring the leased property from Obradovich to their business, All Inside AV Storage, Inc., a California Corporation, DBA Thermal Aviation (“Lessee”) (collectively, the “Lease”). The Lease relates to approximately 9 acres of real property located at the Jacqueline Cochran Regional Airport (“Leased Premises”) included as Attachment C. Pursuant to Section 24 of the Lease, Obradovich cannot sublease any rights, duties, or obligations under the Lease without the written consent of the County. Obradovich desires to sublease a portion of the Leased Premises upon which an aircraft storage hangar has been constructed and is identified as Hangar E10 (“Subleased Premises”) to Earthly Enterprises #2, LLC, a Washington limited liability company, (“Sublessee”), as more specifically set forth in the Sublease included as Attachment B (“Sublease”). If approved by the Board, the Sublease will be subject to the Lease.

In connection with the Sublease, Earthly Enterprises #2, LLC, (as Buyer) and Paul James DeSalvo and Brian R. Metcalfe and Jennifer G. Metcalfe, as Trustee of the Metcalfe Family Trust dated April 8, 2005, (as Seller) entered into that certain Bill of Sale Coupled with Sub-Lease executed on January 8, 2025, relating to the sale of, Hangar E10 (“Bill of Sale”), the effectiveness of which is subject to the consent and approval by the County. Earthly Enterprises #2, LLC will not change

the existing use of the Subleased Premises. The Bill of Sale and the Sublease will not impact the terms of the Lease.

The consent to Bill of Sale Coupled with Sub-Lease 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 Bill of Sale 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 Sublease and Bill of Sale regarding Hangar E10 within the Jacqueline Cochran Regional 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 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: *Kimberly Loomis*

Date: 4.8.25

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