



## California Environmental Quality Act: Notice of Exemption

**To:** CA Office of Planning and Research  
1400 Tenth St  
Sacramento, CA 95814

**From:** The Metropolitan Water District of Southern California  
700 North Alameda Street  
Los Angeles, California 90012

**Project Title:** Authorize five new agricultural leases with Coxco, LLC, Joey DeConinck Farms, and HayDay Farms Venture, LLC, thereby allowing these existing lessees to continue their farming operations on Metropolitan's fee-owned properties in the Palo Verde Valley

**Project Location - Specific:** at various properties throughout Imperial and Riverside Counties (see attached map and list of Assessor Parcels)

**Project Location - City:**

**Project Location - County:** Riverside, Imperial

**Description of Project:** The Metropolitan Water District of Southern California will enter into five new lease agreements totaling approximately 18,086 gross acres with existing lessees Coxco, LLC (1,753 acres), Joey DeConinck Farms (585 acres), and HayDay Farms Venture, LLC (15,748 acres). The leases include base terms with extension options to be exercised upon mutual agreement for a total possible lease term of 18 years. The leases also include provisions for additional water conservation measures and for fallowing a portion of the subject lands in accordance with the Palo Verde Irrigation District (PVID) fallowing program.

**Name of Public Agency Approving Project:** The Metropolitan Water District of Southern California

**Name of Person or Agency Carrying Out Project:** The Metropolitan Water District of Southern California

**Exempt Status:** (check as applicable)

- ☐ Ministerial (Public Resources Code §21080(b)(1); State CEQA Guidelines
- ☐ Declared Emergency (Public Resources Code §21080(b)(3); State CEQA Guidelines §15269(a))
- ☐ Emergency Project (Public Resources Code §21080(b)(4); State CEQA Guidelines
- ☒ Categorical Exemption, Class 1, State CEQA Guidelines §15301
- ☐ Statutory Exemption,
- ☒ Other, State CEQA Guidelines §15061(b)(3)

### Reasons why project is exempt:

The proposed action is categorically exempt under the provisions of CEQA and the State CEQA Guidelines. The proposed project involves an agreement associated with the leasing, licensing, and operating of existing private or public facilities with negligible or no expansion of use and no possibility of significantly impacting the physical environment. The leases continue existing farming practices with minor changes in additional conservation that are not likely to have any potentially significant environmental. Accordingly, the proposed action qualifies as a Class 1 Categorical Exemption (Section 15301) of the State CEQA Guidelines. Additionally, where it can be seen with certainty that there is no possibility that the proposed action in question may have a significant effect on the environment, the proposed action is not subject to CEQA (Section 15061(b)(3) of the State CEQA Guidelines).

**Lead Agency Contact Person:** Sean Carlson at (213) 217-6276

**Signature:** Sean Carlson  
Sean Carlson, Environmental Planning Manager  
The Metropolitan Water District of Southern California

**Date:** October 13, 2021

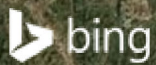
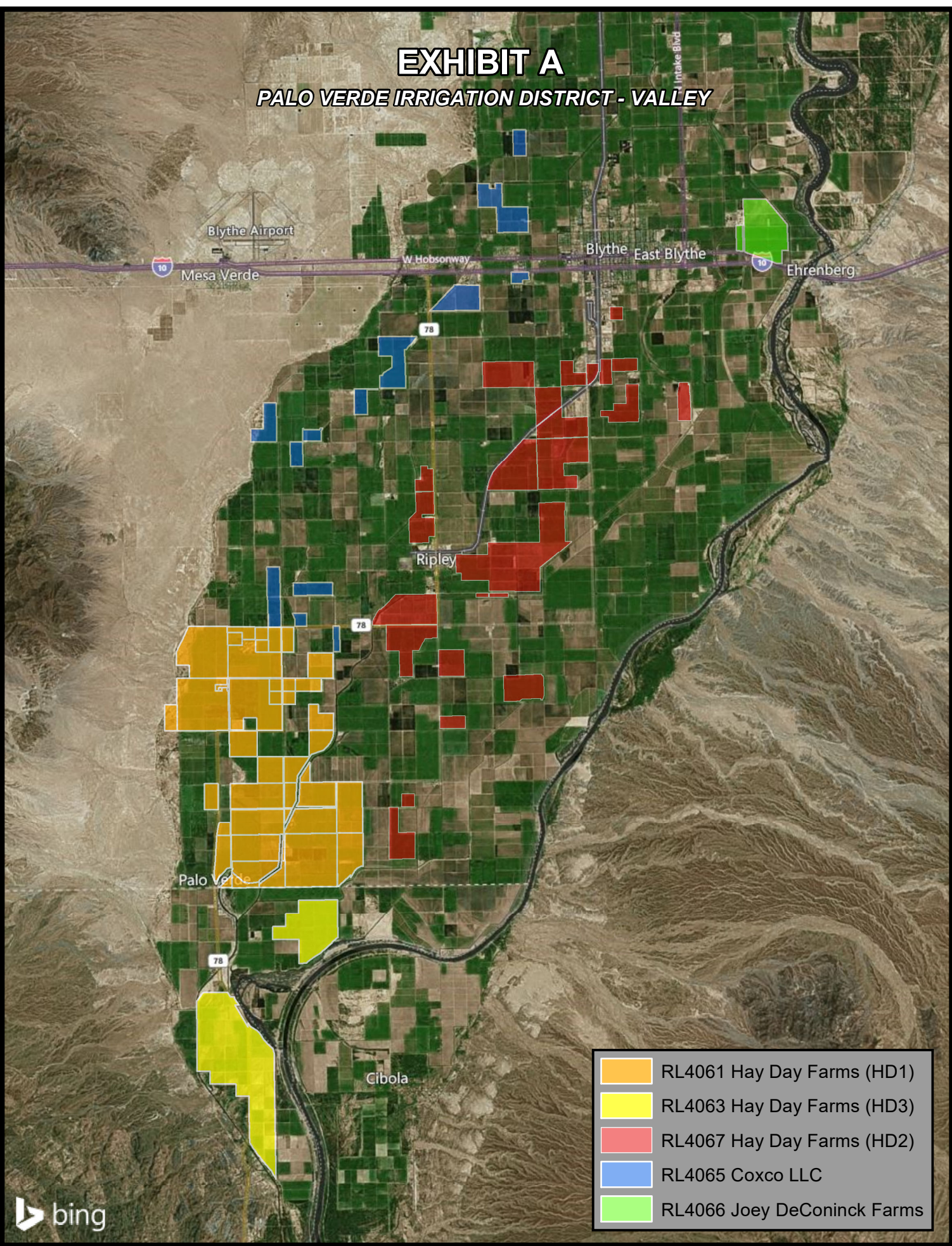
Date received for filing:



\\usnetapp01\Infrastructure\_Reliability\_Section\Infrastructure\_Unit\Geodetics\_and\_Mapping\_Team\_1\Projects\LLAP\mxd\Region\_PVID\_Legacy\_Lease\_Parcels.mxd [Printed 9/20/2021] Photography Date: Bing Prepared by: Ayk Unvanayn (Geodetics & Mapping Team) Checked by: N/A Job#: GIS2-09-26

# EXHIBIT A

## PALO VERDE IRRIGATION DISTRICT - VALLEY





List of Assessor Parcels representing approximately 18,086 gross acres of land north and south of Interstate 10 near Blythe, California in the counties of Riverside and Imperial subject to five new lease agreements with the Metropolitan Water District of Southern California and Coxco, LLC, Joey DeConinck Farms, and HayDay Farms Venture, LLC. (see map)

PROPERTY GROUP 1: RIVERSIDE COUNTY ASSESSOR PARCEL NOS. 821-100-018; 821-100-019; 821-150-018; 821-160-012; 821-160-013; 824-200-048; 863-140-002; 863-150-001; 863-170-005; 863-170-006; 863-180-003; 863-180-004; 863-180-005; 863-220-005; 866-040-004; 866-040-005; 866-040-007; 866-040-008; 866-080-001; 866-080-002; 866-080-003; 866-080-005; 866-080-012; 866-090-002; 866-090-009; 866-090-010; 866-090-013; 866-090-014; 872-150-005; 872-160-006; 872-160-007; 872-160-008; 872-160-009; 872-180-006; 872-180-009; 878-020-004; 878-020-005; 878-020-008; 878-030-009; 878-030-016; 878-091-001; 878-091-005; 878-091-006

PROPERTY GROUP 2: RIVERSIDE COUNTY ASSESSOR PARCEL NOS. 833-210-006; 833-210-012; 833-260-001; 833-260-003; 833-260-004; 833-260-005; 833-270-003; 833-270-004; 833-270-00

PROPERTY GROUP 3: RIVERSIDE COUNTY ASSESSOR PARCEL NOS. 878-081-001; 878-081-002; 878-081-004; 878-081-005; 878-081-006; 878-081-012; 878-082-001; 878-082-007; 878-111-017; 878-112-014; 878-112-015; 878-120-013; 878-120-015; 878-130-010; 878-130-011; 878-161-014; 878-161-015; 878-162-002; 878-162-003; 878-191-004; 878-192-001; 878-192-002; 878-193-007; 878-193-011; 878-193-013; 878-201-001; 878-220-005; 878-220-014; 878-220-015; 878-230-006; 878-230-007; 878-230-008; 878-240-021; 879-210-026; 879-240-007; 879-240-029; 879-240-032; 879-240-033; 879-261-004; 879-262-005; 879-262-011; 879-262-014 AND IMPERIAL COUNTY ASSESSOR PARCEL NUMBERS 006-090-003; 006-210-009; 006-210-021; 006-210-029; 006-220-010; 006-220-013; 006-2