

NOTICE OF EXEMPTION
COACHELLA VALLEY WATER DISTRICT

Post Office Box 1058
Coachella, CA 92236

☒ County Clerk
County of Riverside
Post Office Box 751
Riverside, CA 92502

☐ County of Imperial
Imperial County Clerk/Recorder
940 West Main Street, Suite 202
El Centro, CA 92243

☒ State Clearinghouse
Office of Planning and Research
Post Office Box 3044, Room 113
Sacramento, CA 95812-3044

☐ County of San Diego
Recorder/County Clerk's Office
1600 Pacific Highway, Suite 260
Post Office Box 121750
San Diego, CA 92112-1750

Project Title: Authorize Lease Amendment No. 1 with Indian Ridge Country Club

Project Location:

The subject parcel is located inside the Indian Ridge Country Club community on the corner of Desert Holly Drive and Arrowhead Drive in the city of Palm Desert (Riverside County).

Description of Nature, Purpose, and Beneficiaries of Project:

The Coachella Valley Water District (CVWD) owns a parcel (Parcel) known as Assessor Parcel No. 632-510-017, which is 22,651 square feet of land (0.52 acres). The Indian Ridge Country Club has leased this Parcel since October of 2008. In April 2015, CVWD renewed the lease for three years with a three-year extension. The lease expired on April 24th, 2021. CVWD and the Indian Ridge Country Club have agreed to extend the lease with the amended terms through September of 2032. The key provisions of the Amendment are as follows:

- Term extended through September of 2032 with one (1) additional 10-year option to extend
- Rent increased to \$1,443.75/quarter
- Rent to be escalated by 3% annually upon each anniversary
- Agreement may be terminated without further liability 90 days prior to written notice by either party to the other

No ground disturbance or construction is included or permit within the land lease amendment. The project site is not located with or immediately adjacent to a conservation area associated with the Coachella Valley Multiples Species Habitat Conservation Plan. The project is not subject to the Coachella Valley Association of Governments Local Development Mitigation Fee because the project location is an existing, disturbed parcel.

Name of Lead Agency Approving Project: CVWD; Chris Bogan, Right-of-Way Supervisor

Exempt Status:

- ☐ **Not a project:** State CEQA Guidelines §15378
- ☒ **Review for Exemption/Common Sense Exemption:** State CEQA Guideline §15061(b)(3)
- ☐ **Ministerial:** (Pub. Res. Code §21080(b)(1); State CEQA Guideline §15268)
- ☐ **Declared Emergency:** (Pub. Res. Code §21080(b)(3); State CEQA Guideline §15269(a))
- ☐ **Emergency Project:** (Pub. Res. Code §21080(b)(4); State CEQA Guideline §15269(b)(c))
- ☐ **Statutory Exempt:** State CEQA Guidelines §
- ☒ **Categorically Exempt:** State CEQA Guidelines §15301

NOTICE OF EXEMPTION (Continued)

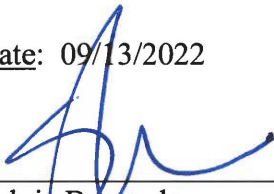
Reasons why project is exempt:

State CEQA Guidelines §15061(b)(3) (Review for Exemption) states an activity is covered by the common sense exemption where CEQA applies only to a project, and where it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The discretionary action of authorizing this amendment to land lease agreement is a project; however, the issuance of this land lease agreement would not pose the possibility of a significant effect on the environment.

State CEQA Guidelines §15301 (Existing Facilities) allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project includes the extension of a land lease agreement of an existing CVWD parcel. No change in the permitted lease activities will occur.

Lead Agency Contact Person: CVWD: Carlos Huerta, Environmental Specialist Phone (760) 398-2651

Date: 09/13/2022



Sylvia Bermudez
Clerk of the Board
Coachella Valley Water District

File No: 0652.5