



California Environmental Quality Act: Notice of Exemption

To: Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95814

From: The Metropolitan Water District of Southern California
P.O. Box 54153
Los Angeles, California 90054-0153

Project Name: Acquisition of Properties in Riverside County in the Palo Verde Valley

Project Location - Specific: The Project is located on 702 gross acres owned by Cox Family Farms, LLC identified as Riverside County Assessor's Parcel Nos. 821-140-002; 821-140-007; 830-110-001 (a portion of); 830-110-002; 830-120-009; 836-031-007; 836-031-008; 863-120-005; 863-170-003; 863-170-009; 863-180-001 (a portion of); 863-180-002; 879-130-010; 879-130-011; as shown on the attached map.

Project Location - City: n/a

Project Location - County: Riverside

Description of Project: The Metropolitan Water District of Southern California (Metropolitan) approved the purchase of 14 parcels totaling 702 gross acres of land, including 665 water toll acres in the Palo Verde Valley (Property) from Cox Family Farms, LLC located in the Palo Verde Valley in Riverside County. The property will remain in its current condition, subject to existing agreements and farming activities. Metropolitan has not yet made any decision to use the property for any project or change its current use in any way. If and when Metropolitan decides to use the property for any specific project, additional CEQA analysis will be done.

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
- Not a Project (Public Resources Code § 21065, State CEQA Guidelines § 15378)
- Declared Emergency (Public Resources Code §21080(b)(3); State CEQA Guidelines)
- Emergency Project (Public Resources Code §21080(b)(2); State CEQA Guidelines)
- Emergency Project (Public Resources Code §21080(b)(4); State CEQA Guidelines)
- Categorical Exemption
- Statutory Exemption, State CEQA Guidelines
- Other, State CEQA Guidelines §15378(b)(4), §15061(b)(3)

Reasons why project is exempt:

The proposed action to enter into purchase and sale agreements, making payments for the property purchases, and taking other actions associated with Metropolitan's costs for the acquisition and assessment of real property is not subject to CEQA because it involves government fiscal activities, which do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment (Section 15378 (b)(4) of the state CEQA Guidelines). The proposed action is also exempt under the provisions of CEQA and the State CEQA Guidelines because the proposed transfer of ownership of interest in land does not include any activity or change in the existing uses of the property that may cause a significant effect on the environment (Section 15061 (b)(3) of the state CEQA Guidelines). Metropolitan has not yet made any decision to use the property for any projects or change its current use in any way. If and when Metropolitan decides to use the property for any specific project, additional CEQA analysis will be done.




Lead Agency Contact Person: Diane Doesserich at (213) 217-7211

Signature:

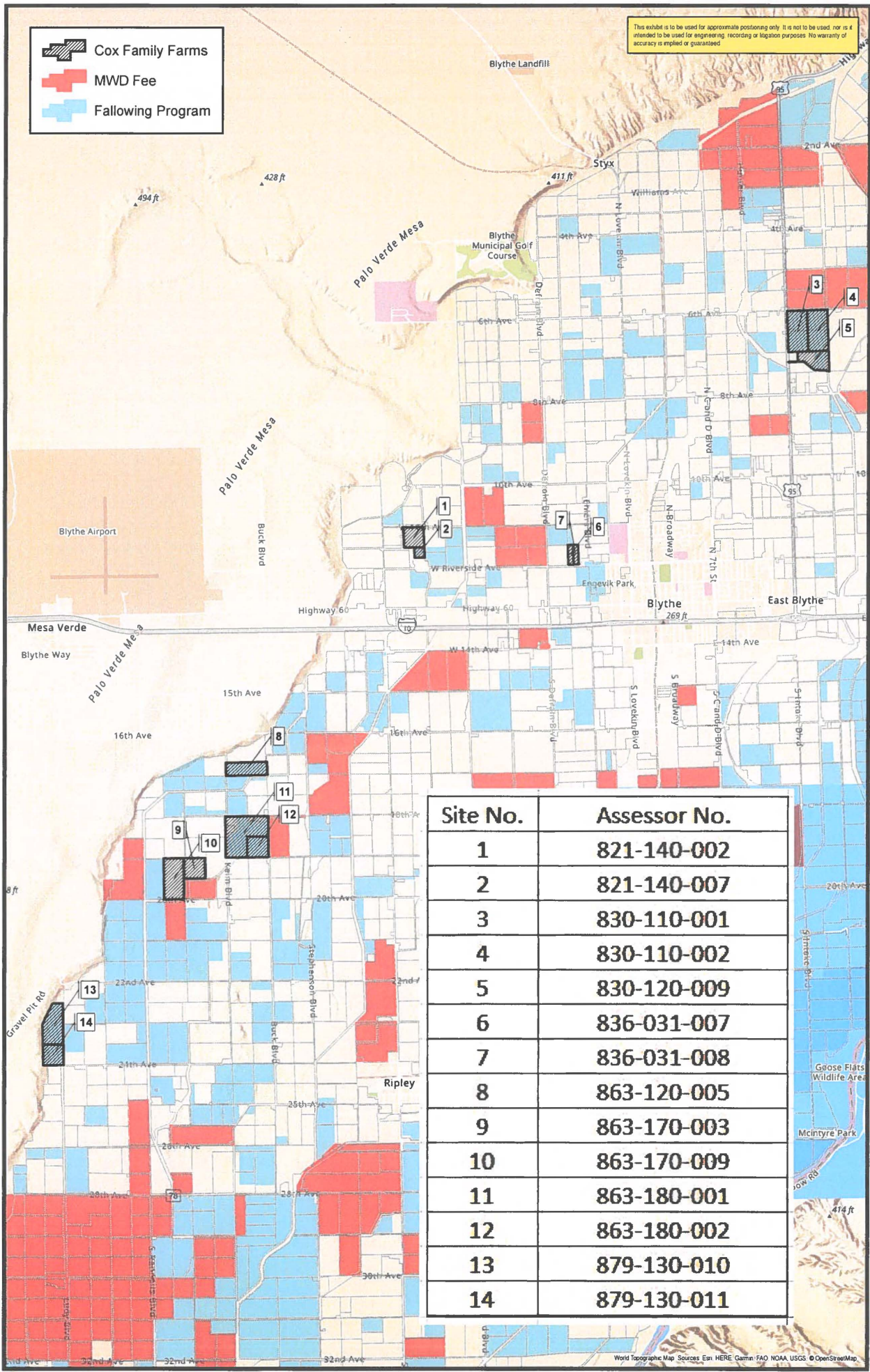
Date: October 19, 2021

Team Manager
The Metropolitan Water District of Southern California

Date received for filing:

 Cox Family Farms
 MWD Fee
 Following Program

This exhibit is to be used for approximate positioning only. It is not to be used, nor is it intended to be used for engineering, recording or litigation purposes. No warranty of accuracy is implied or guaranteed.



Site No.	Assessor No.
1	821-140-002
2	821-140-007
3	830-110-001
4	830-110-002
5	830-120-009
6	836-031-007
7	836-031-008
8	863-120-005
9	863-170-003
10	863-170-009
11	863-180-001
12	863-180-002
13	879-130-010
14	879-130-011