

NOTICE OF EXEMPTION
Coachella Valley Water District
Post Office Box 1058
Coachella, California 92236

County of Riverside
County Clerk
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: Well Site 4566 Surplus Land Sale

Project Location:

The Coachella Valley Water District (CVWD) Well 4566 is located in the City of Cathedral City (APN: 673-020-004). Outdoor Resort Palm Springs is a private community located at 69411 Ramon Road in Cathedral City, CA. CVWD Well 4566 is located adjacent to the Outdoor Resorts community.

Description of Nature, Purpose and Beneficiaries of Project:

This project will sell a portion (surplus) of existing CVWD Well 4566 to Outdoor Resort Palm Springs (Outdoor Resorts). Per CVWD Policy for Disposal of Surplus Real Estate Amended October 12, 2021, a portion of CVWD Well 4566 has been deemed a surplus and will be sold to Outdoor Resorts. Outdoor Resorts has utilized approximately 0.14 acres of the well site since the 1990s as CVWD has no use for this land. CVWD will reserve access and pipeline easement within the entire portion being sold. The parcel is disturbed land in a developed urban setting with no significant habitat value. The parcel is not located in Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

Name of Public 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 §15262
- 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 §15312

Reasons why project is exempt:

State CEQA Guidelines §15312 (Surplus Government Property Sales). Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or area wide concern identified in the State CEQA Guidelines Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

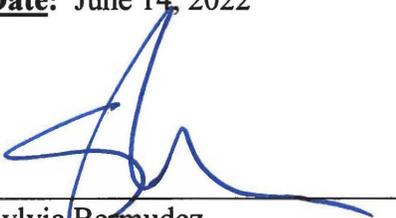
- A. The property does not have significant values for wildlife habitat or other environmental purposes, and
- B. Any of the following conditions exist:

NOTICE OF EXEMPTION (Continued)

1. The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or
2. The property to be sold would qualify for an exemption under any other class of categorical exemption in these guidelines; or
3. The use of the property and adjacent property has not changed since the time of purchase by public agency.

Contact Person: William Patterson, CVWD Environmental Supervisor, Phone (760) 398-2651

Date: June 14, 2022



Sylvia Bermudez
Clerk of the Board