

**NOTICE OF EXEMPTION**  
Coachella Valley Water District  
Post Office Box 1058  
Coachella, California 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: The Club at Morningside Golf Course Lease

Project Location:

This project is located on Section 2 of Township 5 South, Range 5 East being around 13.5 acres inside The Club at Morningside community located on the corner of Country Club Drive and Morningside Drive in the City of Rancho Mirage, California (Riverside County).

Description of Nature, Purpose and Beneficiaries of Project:

The Coachella Valley Water District (CVWD) owns a parcel (Parcel) located inside The Club at Morningside. The Parcel is currently being used by The Club at Morningside as a golf course for the community, CVWD uses the Parcel as a flood control channel.

The Club at Morningside has leased this Parcel since January 8<sup>th</sup>, 1980. CVWD and The Club at Morningside have agreed to extend the lease with the amended terms:

- Term extended through June 2033 with one (1) additional 10-year option
- Rent of \$11,550.00 annually
- Rent to be escalated by 3% annually upon each anniversary
- Lease may be terminated without further liability on 90 days prior 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.

Lead Agency Approving Project and Contact: Coachella Valley Water District; William Patterson, Environmental Supervisor / Phone: (760) 398-2651

NOTICE OF EXEMPTION (Continued)  
Coachella Valley Water District

Exempt Status:

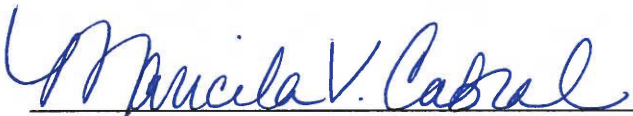
- Not a project: State CEQA Guidelines §15378
- Review for Exemption/Common Sense Exemption:** State CEQA Guideline §15061(b)(3)
- Ministerial:** (Pub. Res. Code §21080(b)(1); State CEQA Guideline §15268)
- Declared Emergency:** (Pub. Res. Code §21080(b)(3); State CEQA Guideline §15269(a))
- Emergency Project:** (Pub. Res. Code §21080(b)(4); State CEQA Guideline §15269(b)(c))
- Statutory Exempt:** State CEQA Guidelines § 15277
- Categorically Exempt:** State CEQA Guidelines §15301

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.

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.

Date: December 12, 2023

*for*   
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Sylvia Bermudez  
Clerk of the Board

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

File No.