

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: Amended and Restated Ground Lease - Morongo

Project Location: The Parcel is located on Portions of Section 7, Township 3 South, Range 4 East (Riverside County) and is approximately 2,246 square feet in size (0.60 acres).

Description of Nature, Purpose and Beneficiaries of Project:

The Coachella Valley Water District (CVWD) proposes to reinstate a telecommunication lease to SpectraSite Communications, LLC (ATC). CVWD owns Assessor Parcel No. 668-160-007 (Parcel), the Parcel is currently being used by ATC.

ATC has leased this Parcel since February 22, 2005. CVWD and ATC have agreed to extend the lease with the amended terms for an additional 8-years. The key provisions of the Amendment are as follows:

- Term extended until January 17, 2030 with three (3) additional 5-year periods
- Rent to be escalated by 5% annually upon each anniversary
- Agreement may be terminated without further liability on 30 days prior written notice by either party to the other

No ground disturbance or construction is included or permitted within the land lease amendment. The project site is located on the Upper Mission Creek/Morongo Wash Conservation Area and subject to the CVMSHCP Land Use Adjacency Guidelines for drainage, noise, toxics, lighting, and invasives. This site 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; Chris Bogan, Right of Way Supervisor / Phone: (760) 398-2651

NOTICE OF EXEMPTION (Continued)
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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:** 15269(b)
- 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.

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

Date: 3/18/24



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. 0652.5