

State of California  
 Natural Resources Agency / Department of Conservation  
 GEOLOGIC ENERGY MANAGEMENT DIVISION

**California Environmental Quality Act**  
**Notice of Exemption**

**To:** Office of Planning & Research  
 State Clearinghouse  
 1400 Tenth Street, Room 113  
 Sacramento, CA 95814

**From:** Department of Conservation  
 715 P Street, MS 1803  
 Sacramento, CA 95814  
**Contact:** CEQA@conservation.ca.gov

**Project Title:** GEO GOGO Hospitality 052024-001

**Project Applicant:** GOGO Hospitality CA Inc.

**Project Location:** Riverside County, 10/5S/6W (SB B&M);  
 Latitude 33.75483, -Longitude 117.49467

**Project Description:** The approved project consists of drilling a new Intermediate low-temperature geothermal resources well.

Drilling and casing of single low-temperature geothermal resources well 350 feet below ground surface. The purpose of the well is to produce geothermal fluids for thermal baths

or irrigation depending on water temperature. 200-220 gallons per minute (gpm) production of water is estimated if water is hot; 70 gpm if water is cold.

The drilling contractor will use one drill rig to install a 17" diameter hole 100 feet below ground surface and install 100 feet of 10" steel casing. The annulus will be filled with a 10-sack cement sand slurry using a tremie pipe. The 10" diameter hole will be screened at 100-350 feet for production of geothermal water. The construction disturbance area will be approximately 20 by 20 feet on previously disturbed ground.

The water produced will be routed via existing underground plumbing to an existing 6" plumbing line feeding existing and future mineral water baths. Effluent discharge from these mineral baths is routed to percolation ponds which add to the Bedford Coldwater Basin. Future plans would be capture and use this water for on-site non-potable irrigation as well. The Bedford Coldwater Groundwater Sustainability Authority (BCGSA) issued a response letter associated with the Riverside County Environmental Health Department Water Well Application for a New Well approving the well proposal.

API #	Well Name
N/A	Glen Ivy Hot Well #2

**Exempt Status:** As the Lead Agency, CalGEM has determined that the proposed project is exempt from full environmental review requirements of the California Environmental Quality Act (CEQA), pursuant to the specified exemptions marked in the section below. CalGEM further finds that the proposed project would not result in a significant adverse impact to the environment, or that any of the exceptions to the application of the exemptions apply (14 CCR § 15300.2).

Exemption Type		Statute (PRC)	Regulation (14 CCR)	
**	<b>Statutory Exemption:</b>			
	.. Ongoing Project ( <i>pre-CEQA approval on April 5, 1973</i> )	21169	15261 (b)	
	** Ministerial	21080 (b)(1)	15268	
	** Declared Emergency	21080 (b)(3)	15269 (a)	
	** Emergency Projects	21080 (b)(4)	15269 (b) or (c)	
b	<b>Categorical Exemption:</b>	21084		
	** <b>Class 1:</b> Existing Facilities		15301	1684.1
	.. <b>Class 2:</b> Replacement or Reconstruction		15302	
	b <b>Class 3:</b> New Construction/Conversion of Small Structures		15303	
	b <b>Class 4:</b> Minor Alterations to Land		15304	1684.2
	.. <b>Class 7:</b> Protection of Natural Resources		15307	
	** <b>Class 8:</b> Protection of the Environment		15308	
	** <b>Class 11:</b> Accessory Structures		15311	
	.. <b>Class 21:</b> Enforcement Actions to revoke a permit		15321	
	** <b>Class 30:</b> Minor Actions to Prevent, Minimize, Stabilize, Mitigate, or Eliminate a Release (Actual or Threat) of Hazardous Substances (Waste or Material)		15330	
	.. <b>Class 33:</b> Small Habitat Restoration Projects		15333	
b	<b>General Exemption</b> ("common sense")		15061 (b)(3)	
**	<b>Not a "Project" subject to CEQA</b>		15378 (b)(2)	

**CEQA Exceptions to the Exemptions (14 CCR § 15300.2):** where project is located (e.g., sensitive environment); Cumulative Impact; Significant Effect due to Unusual Circumstances; Scenic Highways; Hazardous Waste Sites; Historical Resources.

**Reasons Why Project is Exempt:** The basis for CalGEM's determination that the project is exempt from the requirements of CEQA is provided in the brief explanation below.

Class 3, New Construction/Conversion of Small Structures (14 CCR § 15303):

Class 3 exemption applies because the proposed project would be a small new structure appurtenant to an existing spa resort, with no known sensitive resources or hazardous conditions onsite. The project is one intermediate low-temperature geothermal well, a small accessory structure, for the use in providing hot water to the spa resort's thermal baths or as a water supply for the spa resort's irrigation needs as well as to water avocado groves within an approximate 1,000 ft radius, depending on the water's temperature.

Generally, geothermal wells do not have the same air quality or hazardous substance concerns as oil and gas wells. Therefore, proximity to recreation areas such as the nearby tennis court is not a point of concern.

Class 4, Minor Alterations to Land (14 CCR §§ 15304, 1684.2):

Class 4 exemption applies because the project would be conducted entirely on an existing clearing with sufficient space to contain all equipment and existing roads would be utilized with no new disturbance. No impacts to biological resources are expected. The project would not disturb any undisturbed areas, cause subsidence, impact groundwater levels, storage, or availability, and is located within a private spa resort area. Therefore, the project "consists of drilling operations that result in only minor alterations with negligible or no permanent effects to the existing condition of the land, water, air, and/or vegetation."

This is a low-temperature geothermal well proposed to be 350 feet below ground surface. The proposed project targets the geothermal fluids in the fractured bedrock underlying the shallow alluvium defined in the applicable Groundwater Sustainability Plan as the Bedford-Coldwater Basin. Unlike oil and gas wells, the proposed project does not have risks to groundwater or air quality that might be associated with deeper drilling and completion into a hydrocarbon zone.

Common Sense Exemption (14 CCR §§ 15061(b)(3)):

The "Common Sense" exemption applies when "a project can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment: the activity is not subject to CEQA."

The purpose of the well is to produce geothermal fluids for thermal baths or irrigation for commercial luxury resort, using low-temperature geothermal well that "consists of drilling operations that result in only minor alterations with negligible or no permanent effects to the existing condition of the land, water, air, and/or vegetation." The proposed project does not have significant risks to groundwater or air quality that might be associated with deeper drilling and completion into a hydrocarbon zone.

**Exceptions to Exemptions:**

CalGEM further finds that there are no exceptions to the application of the categorical exemptions (PRC § 21084; 14 CCR § 15300.2 (c)) referenced above. There is no

substantial evidence that there are any "unusual circumstances" associated with the proposed project that create a reasonable possibility that the activity will have a significant effect on the environment, and that there are no significant "cumulative impacts" resulting from successive projects of the same type in the same place. Therefore, reliance on the exemption(s) is appropriate.

Consistent with the purposes of PRC § 3250 et seq. and the documentation available for the preliminary review, the proposed project will benefit the environment. In addition, the work under the contracts and any resulting impacts will be temporary in duration. Therefore, the project can be considered exempt from the need for full CEQA review.

A copy of this NOE (as required by 14 CCR § 15062(a)) and all other related materials can be made available to the public by contacting the CalGEM CEQA Program, located at 715 P Street, MS 1803, Sacramento, CA 95814; by calling (916) 445-9686; or an electronic copy of these documents may be requested by contacting [CEQA@conservation.ca.gov](mailto:CEQA@conservation.ca.gov). The notice filed with the State Clearinghouse may be accessed online at: <https://ceqanet.opr.ca.gov>

**Certified:**

**Date**

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Department of Conservation,  
Geologic Energy Management Division  
CEQA Program

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