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: Verizon Amended and Restated Communication Facility License Agreement

Project Location: 78-950 ½ Highway 111, La Quinta, CA in Riverside County (Assessor Parcel No. 643-080-015)

Description of Nature, Purpose and Beneficiaries of Project:
The Coachella Valley Water District ("CVWD") owns abandoned Well Site 5712 (Parcel) also known as Assessor Parcel No. 643-080-015. CVWD is proposing to amend and restate a license agreement with Los Angeles SMSA Limited Partnership (Verizon) for an existing cell communication site within the abandoned Parcel. Verizon's cell communication site is 630 square feet within the 2,746 square foot Parcel.

The Parcel was dedicated to CVWD for well site purposes and is currently abandoned. Verizon has leased this Parcel since October 1, 2001 with modifications in May of 2006, May of 2012 and February of 2017 (collectively "Lease"). The Lease currently expires on September 30, 2026. Verizon is looking to extend the Lease with the amended terms through October 1, 2031. The key provisions of the amended agreement are as follows:

- Term extended through October 1, 2031 with three (3) additional 5-year options to extend
- Rent to stay the same at $46,176/year
- Rent to be escalated by 4% annually upon each anniversary
- One-time Signing Bonus of $25,000 be paid to CVWD

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; Chris Bogan, Right of Way Supervisor / Phone: (760) 398-2651

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. The discretionary action of authorizing this amendment to land lease agreement is a project; however the extension of this land lease agreement would not pose the possibility of 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: 12/11/24

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. 0424.107, 0652.2, 0655.