

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 Climate Innovation
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: West Coast Turf Farm Lease

Project Location: Assessor Parcel No. 751-320-010; located at the corner of 72nd Avenue and Polk Street in Riverside County

Description of Nature, Purpose and Beneficiaries of Project:

The Coachella Valley Water District (CVWD) proposes to reinstate a farm lease with West Coast Turf for a portion of Assessor Parcel No. 751-320-010 (Parcel). The Parcel is currently being utilized by West Coast Turf and is located at the northwest corner of 72nd Avenue and Polk Street in Riverside County. The Parcel encompasses approximately 1,560,754 square feet (35.83 acres).

West Coast Turf has leased this Parcel from CVWD since April 27, 2016, and from the previous owner beginning April 22, 2011. The key provisions of the proposed farm lease are as follows:

- A 10-year lease term ending April 29, 2036, with one (1) five-year extension option
- Annual Rent of \$21,500
- Rent to be escalated by 3% annually starting on the 2nd anniversary date
- 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 farm lease. The project site is not located on a conservation area and is not subject to the Coachella Valley Multiple Species Habitat Conservation Plan (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, Engineering Technical Services 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:** 15269(b)
- Statutory Exempt:** State CEQA Guidelines § 15277
- Categorically Exempt:** State CEQA Guidelines: §15301

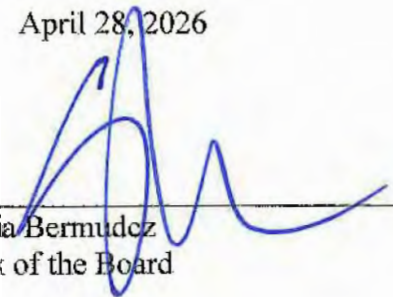
Reasons why project is exempt:

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 existing or former use.

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

Date: April 28, 2026



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: 0652.5, 0655