

NOTICE OF EXEMPTION

To:

Ventura County Clerk
800 South Victoria Ave
Ventura, CA 93009

From:

United Water Conservation District
1701 North Lombard Street, Suite 200
Oxnard, CA 93030

Office of Planning and Research/Governor's
Office of Land Use and Climate Innovation
Online Submittal via CEQA Submit

Project Title: Rancho Temescal Property Acquisition Project and Authorizing the General Manager to Execute Associated Vacant Land Purchase Agreement and Associated Escrow Documents (collectively, the "Project")

Project Location: The east side of Lake Piru in Ventura County. Assessor Parcel Numbers (APN) 016-0-200-050, 016-0-200-080, 016-0-210-040, and a portion of 016-0-210-020.

Name of Public Agency Approving Project (Lead Agency): United Water Conservation District

Name of Person or Agency Carrying Out Project: United Water Conservation District

Project Description: The Project is United Water Conservation District's (United) Rancho Temescal Acquisition Project and authorizing United's General Manager to execute an associated vacant land purchase agreement and associated escrow documents to purchase 1,378 acres of vacant land from Rancho Temescal, LLC. The acquisition comprises three APNs (016-0-200-050, 016-0-200-080, 016-0-210-040) and a portion of a fourth APN (016-0-210-020) (collectively, the "Vacant Land") (See Figure 1). No development of the Vacant Land was proposed or approved.

UNITED WATER
CONSERVATION
DISTRICT

RANCHO TEMESCAL



Exempt Status:

☐ Ministerial (Sec. 21080(b)(1); 15268)

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))

☒ Categorical Exemption: CEQA Guidelines Section 15301 (Class 1, Existing Facilities)

☐ Statutory Exemptions

☒ Common Sense Exemption: CEQA Guidelines Section 15061(b)(3)

Reasons Why Project is Exempt: The Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (Cal. Code Regs., tit. 14 § 15000 et seq.) Section 15301 (Class 1, Existing Facilities). The Project also qualifies for an exemption from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

The CEQA Guidelines Section 15301 (Class 1, Existing Facilities) categorical exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration under a CEQA Guidelines Section 15301 exemption is whether a project involves negligible or no expansion of use. Examples of projects that are exempt under CEQA Guidelines Section 15301 include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

United reviewed the Project and determined that it is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities) because the Project involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of United facilities, involving negligible or no expansion of existing or former use, and the Project involves only the acquisition of land, which is vacant, with negligible or no expansion of existing or former use.

CEQA Guidelines Section 15300.2 sets forth the following exceptions to categorical exemptions:

“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where

designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

United reviewed the Project and determined that none of the exceptions to categorical exemption set forth in CEQA Guidelines Section 15300.2 apply.

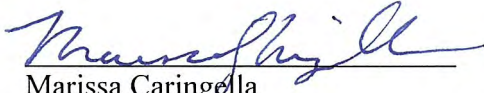
CEQA also provides, in CEQA Guidelines Section 15061(b)(3), that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt from CEQA. United reviewed the Project and determined that the Project is also exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment because it involves only the acquisition of

land, which is vacant, with negligible or no expansion of existing or former use.

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Marissa Caringella
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United Water Conservation District

9-10-2026
Date

Date OPR received for filing: _____