

**NOTICE OF EXEMPTION**  
**COACHELLA VALLEY WATER DISTRICT**  
Post Office Box 1058  
Coachella, CA 92236

☒ County of Riverside  
County Clerk  
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:** Exempt Surplus Land Sale – Monroe 52 Builders, LLC

**Project Location:** The project site is located in the City of La Quinta on the corner of Mountain Spur Drive and Day Star Drive.

**Description of Nature, Purpose and Beneficiaries of Project:**

This project will sell existing CVWD surplus land (Land) (APN: 779-370-005) to the adjacent landowner Monroe 52 Builders, LLC (Developer). Both CVWD and adjacent Developer (APN: 779-430-001) parcel sites are both located in the City of La Quinta within the Rancho Santana community. Rancho Santana is a private community located in the corner of 52<sup>nd</sup> Avenue and Monroe Street.

Developer will purchase the CVWD Land to build additional homes within the Rancho Santana community. The Land is a 4791.6 square foot parcel dedicated in fee title on Tract Map 31202-1 for sanitation lift station purposes. A temporary private lift station was constructed on the Land, the lift station and structures have been removed and the site is now abandoned. The parcel is disturbed land in a developed urban setting with no significant habitat value. The parcel is not located in Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**Name of Public Agency Approving Project:** CVWD; Chris Bogan, Right of Way Supervisor

**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 §15262
- ☐ Declared Emergency (Pub. Res. Code §21080(b)(3); State CEQA Guideline §15269(a))
- ☐ Emergency Project (Pub. Res. Code §21080(b)(4); State CEQA Guideline §15269(b)(c))
- ☐ Statutory Exempt: State CEQA Guidelines § \_\_\_\_\_
- ☒ Categorically Exempt: State CEQA Guidelines §15312

**Reasons why project is exempt:**

State CEQA Guidelines §15312 (Surplus Government Property Sales). Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

## NOTICE OF EXEMPTION (Continued)

- (a) The property does not have significant values for wildlife habitat or other environmental purposes, and
- (b) Any of the following conditions exist:
  - (1) The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or
  - (2) The property to be sold would qualify for an exemption under any other class of categorical exemption in these guidelines; or
  - (3) The use of the property and adjacent property has not changed since the time of purchase by the public agency.

State CEQA Guidelines §15061(b)(3) (Review of Exception). A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. 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 not subject to CEQA.

**Contact Person:** William Patterson, CVWD Environmental Supervisor, Phone (760) 398-2651

**Date:**

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Sylvia Bermudez  
Clerk of the Board