

**Notice of Determination**

**Appendix D**

**To:**

Office of Planning and Research  
 U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Riverside  
 Address: 2724 Gateway Drive  
Riverside, CA. 92502

**From:**

Public Agency: City of Coachella  
 Address: 53990 Enterprise Way  
Coachella CA. 92236

Contact: Luis Lopez, Development Services Director  
 Phone: 760-398-3502

Lead Agency (if different from above): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2015031003

Project Title: The Vista Del Agua Project

Project Applicant: CVP Palm Springs in affiliation with Strategic Land Partners LP

Project Location (include county): 275 acres located south of I-10 and Vista Del Sur, east of Tyler Street, north of Avenue 48, and 29 acres of off-site improvements in the City of Coachella, Riverside County (See attached map)

**Project Description:**

The Project proposes a General Plan Amendment, Specific Plan, Change of Zone and Tentative Parcel Map to develop a master planned community on 275 acres. The Project includes 1640 single family and multiple family dwelling units, general commercial and neighborhood commercial uses and open space including a community park, trails and paseos to be constructed over six phases. Extensions of water lines will be within the Avenue 47 and Avenue 48 roadways. Roadway extensions will also be within the Avenue 47 and Avenue 48 roadways, as well as a northeastern trending roadway from Avenue 47 to Shadow View Boulevard, within the Shadow View Specific Plan area.

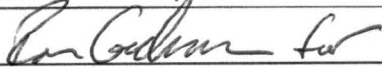
This is to advise that the City of Coachella has approved the above  
 **Lead Agency** or  **Responsible Agency**

described project on May 13, 2020 and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Coachella-Development Services Department: 53990 Enterprise Way; Coachella CA. 92236

Signature (Public Agency):  Title: Development Services Director

Date: May 14, 2020 Date Received for filing at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.

**MAY 21 2020**  
 Revised 2011

**STATE CLEARINGHOUSE**