

# 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: Ordinance 1156 and 1157 for 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.

## Project Description:

Ordinance 1156 approves Change of Zone 14-01 that changes the existing General Commercial (C-G), Residential Single Family (R-S, Manufacturing-Service (M-S) zoning to a Specific Plan Zone.

Ordinance 1157 approves the Vista Del Agua Specific Plan that proposes residential, commercial, open space and park uses along with development standards and design guidelines for development of the Vista Del Agua Specific Plan.

City of Coachella

has approved the above

This is to advise that the

☒ Lead Agency or ☐ Responsible Agency

described project on May 27, 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.

The City of Coachella makes the following additional findings regarding the environmental determination for the Vista Del Agua Ordinances:

The City finds that, although the Vista Del Agua Specific Plan could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** for the above two ordinances because (a) all potentially significant effects of the Project have been fully analyzed in the Vista Del Agua Specific Plan Environmental Impact Report ("EIR") certified by the City Council on May 13, 2020; b) the Project's potentially significant effects have been avoided or mitigated to the fullest extent feasible through the mitigation measures, Project features, and conditions imposed by the City pursuant to that EIR; (c) the ordinances merely implements the previously analyzed and approved Project and thus will not result in any Project changes that might result in new or different environmental effects as compared to the EIR; (d) no new information of substantial importance has been presented to the City showing that the Project's impacts may be different or more severe than those set forth in the EIR; (e) no considerably different mitigation measures or alternatives have been identified that might further reduce the Project's significant environmental effects; and (f) no mitigation measures or alternatives previously found to be infeasible have become feasible.

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): Tom Goodman for Title: Development Services Director

Governor's Office of Planning & Research

Date: May 28, 2020

Date Received for filing at OPR: May 29, 2020

**MAY 29 2020**

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

**STATE CLEARINGHOUSE**  
Revised 2011