

Notice of Determination

Appendix D

To:

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

County Clerk
County of: Riverside
Address: 2724 Gateway Dr.
Riverside, CA 92507

From:

Public Agency: City of Cathedral City
Address: 68700 Avenida Lalo Guerrero
Cathedral City, CA 92234
Contact: Sandra Molina
Phone: 760-202-2433

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):
Project Title: Rio Vista Village/Verano Minor Specific Plan Amendment
Project Applicant: NCP Verano, LLC
Project Location (include county): Cathedral City, CA, Riverside County

Project Description:

The specific plan amendment modifies the implementation section of the specific plan, to allow for multiple homeowner's associations to be established and to provide for their participation in the Design Review Board, as and if applicable. The City found that the Project is consistent with the prior 1998 MND, pursuant to CEQA Guidelines Section 15162.

This is to advise that the Community and Economic Development Department has approved the above (Lead Agency or Responsible Agency)

described project on 5/1/2025 and has made the following determinations regarding the above described project.

- 1. The project 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 made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

Cathedral City City Hall, 68700 Avenida Lalo Guerrero Cathedral City, CA 92234

Signature (Public Agency): [Signature] Title: Deputy Director, Community and

Date: 5/7/2025 Date Received for filing at OPR:

NOTICE OF DETERMINATION

FILE COP

TO:  County Clerk, County of Riverside  
P.O. Box 751  
Riverside, CA 92502-0751

FROM: City of Cathedral City  
P.O. Box 5001  
Cathedral City, CA 92235-5001

FILED  
RIVERSIDE COUNTY

Office of Planning and Research (If the project requires state approval)  
1400 Tenth Street  
Sacramento, CA 95814

JAN 22 1998

GARY L. ORSO

By *C. Seager* C. Seager  
Dep

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title  
Rio Vista Village, GPA 97-67, Specific Plan 97-55, and Tentative Tract Map 28039

State Clearinghouse Number (if submitted to Clearinghouse) Contact Person Telephone Number  
N/A Dave Durflinger (760) 770-0345

Project Location (Include County)  
(see attached)

Project Description  
(see attached)

This is to certify that the City of Cathedral City  
(Lead Agency or Responsible Agency)

approved the above described project on 01/14/97 and made the following determinations:

1. The project     will  will not have a significant effect on the environment.

    An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

    A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

3. Mitigation measures  were     were not made a condition of the approval of the project.

4. A Statement of Overriding Considerations     was  was not adopted for this project.

5. Findings  were     were not made pursuant to the provisions of CEQA.

6. The location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses) or Negative Declaration are specified as follows: Custodian: City of Cathedral City Department of Community Development  
Location: 35-325 Date Palm Drive, Cathedral City, CA 92235-5001

1/15/98  
Date

*[Signature]*  
Signature (Dave Durflinger)

COUNTY CLERK  
Neg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

Date Received for Filing

Senior Planner  
Title

JAN 22 1998

CITY-CC.FF/1995/139860

Removed: \_\_\_\_\_  
By FORM Dept.  
County of Riverside, State of California

De Minimis Impact Finding

Project Title/Location (include county):

Rio Del Sol, Cathedral City, Riverside

Name and Address of Project Applicant:

Burnett Development Corporation  
13031 Newport Avenue, Suite 200  
Tustin, CA 92780-3517

Project Description:

(see attached)

Findings of Exemption:

1. An Initial Study has been prepared by the Lead Agency to evaluate the project's effects on wildlife resources, if any.
2. The Lead Agency hereby finds that there is no evidence before the City that the project will have any potential for adverse effect on the environment.
3. The project        \*will  will not result in any changes to the following resources:
  - (A) Riparian land, rivers, streams, watercourses and wetlands;
  - (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
  - (C) Rare and unique plant life and ecological communities dependant on plant life;
  - (D) Listed threatened and endangered plants and animals and the habitat in which they are believed to reside;
  - (E) All species listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, the Water Code or regulations adopted thereunder;
  - (F) All marine and terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside; and
  - (G) All air and water resources, the degradation of which will individually or cumulatively result in a loss of biological diversity among the plants and animals residing in that air and water.

\*If the project will result in changes to any of these resources, the City has, on the basis of substantial evidence, "rebutted" the presumption of adverse effect to these resources. A statement in support of this rebuttal is attached.

CERTIFICATION:

I hereby certify that the Lead Agency has made the above finding(s) of fact and based upon the Initial Study and the hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Dave Durflinger 

Lead Agency Representative

Title: Senior Planner

Lead Agency: City of Cathedral City

Date: 1/15/97

## Project Description:

**General Plan Amendment:** A request to amend the Transportation System Component of the Cathedral City General Plan by eliminating a portion of the extension of Landau Boulevard north of Verona, designated a Proposed Major Highway.

**Specific Plan:** A request to establish comprehensive land use and development regulations for an approximate 303 acre site (a maximum of 1362 residential units) located northwest of the street intersection of Landau Boulevard and Verona Road.

**Tentative Tract Map:** A request to subdivide approximately 303 acres in compliance with Specific Plan 97-55 and in support of the initial phase of development of a new neighborhood to include both single and multiple family homes (a total of 330 single family home sites are included in the map with large lots dedicated to future subdivision), open space areas, an elementary school site, a neighborhood commercial and institutional site, located northwest of the street intersection of Landau Boulevard and Verona Road.

CITY OF CATHEDRAL CITY 35-325 DATE PALM DR.  
P. O. Box 5001

CATHEDRAL CITY, CA 92234  
CATHEDRAL CITY, CA 92235-5001

CONTROL NUMBER

23471

INVOICE DATE	REFERENCE	INVOICE NUMBER	INVOICE AMOUNT
01/15/98	NOTICE OF DETERMINATION	011598	\$78.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND - NOT A WHITE BACKGROUND THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

CITY OF CATHEDRAL CITY  
35-325 Date Palm Dr. Suite 136  
Cathedral City, CA 92234

WELLS FARGO BANK

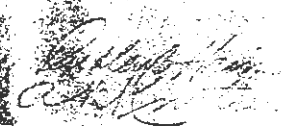
DATE	WARRANT NO.	AMOUNT
01/22/98	23471	\$78.00

PAY  
EXACTLY

\*\*\*\*\*\$78 DOLLARS AND NO CENTS\*\*\*\*\*

PAY TO THE ORDER OF

RIVERSIDE COUNTY CLERK  
P. O. BOX 751  
RIVERSIDE, CA 92502-0751



AUTHORIZED SIGNATURES

⑈023471⑈ ⑆121000248⑆4159 281815⑈

CITY OF CATHEDRAL CITY

35-325 DATE PALM DR.  
P. O. Box 5001

CATHEDRAL CITY, CA 92234  
CATHEDRAL CITY, CA 92235-5001

CONTROL NUMBER

23249

INVOICE DATE	REFERENCE	INVOICE NUMBER	INVOICE AMOUNT
01/15/98	NOTICE OF DETERMINATION <i>Bio Vista Village</i>	011598	\$78.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND. THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

CITY OF CATHEDRAL CITY  
35-325 Date Palm Dr. Suite 136  
Cathedral City, CA 92234

WELLS FARGO BANK

1124  
1210(5)

DATE	WARRANT NO.	AMOUNT
01/15/98	23249	\$78.00

PAY EXACTLY \*\*\*\*\*\$78 dollars and no cents\*\*\*\*\*

PAY TO THE ORDER OF

RIVERSIDE COUNTY CLERK  
P.O. BOX 751  
RIVERSIDE, CA 92502-0751

AUTHORIZED SIGNATURES

⑈023249⑈ ⑆121000248⑆4159 281815⑈

