Notice of Determination

To:
Office of Land Use and Climate Innovation
CEQA Submit

From:
Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd C-220
Ontario, CA 91764
Contact: Jacob Skaggs
Email: jacob.skaggs@wildlife.ca.gov

Lead Agency
City of Cathedral City
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234
Contact: Andrew Firestine, Director of Development Services
Email: afirestine@cathedralcity.gov

SUBJECT: Filing of Notice of Determination pursuant to Section 21108 of the Public Resources Code

State Clearinghouse Number: 2023070565

Project Title: Nirvana Estates Project (Lake or Streambed Alteration Agreement No. EPIMS-RIV-40348-R6)

Project Location (County of Riverside): The Project site is located south of E Palm Canyon Drive and west of West Cathedral Canyon Wash in the City of Cathedral City in San Bernardino Meridian in portion of Section 33 in Township 5 South, Range 5 East in Riverside County, California. The Project is located within Accessor's Parcel Number 687-040-057.

Project Description: The California Department of Fish and Wildlife (CDFW) has issued amended Lake and Streambed Alteration Agreement (EPIMS-RIV-40348-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, SH AA Nirvana, LLC.

The Amendment to Streambed Alteration Agreement #EPIMS-RIV-40348-R6 includes transferring the Agreement to a new entity, SH AA Nirvana, LLC., changing the Project Impacts section and Measure 3.4 to add an additional 0.26 acres of temporary impacts for a new total of 0.31 acres, and replacing Exhibits D and E with new maps to reflect changes in temporary impacts.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on July 2, 2026, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

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1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the Mitigated Negative Declaration prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures were made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

Signature: DocuSigned by: Kim Freeburn 84F92FFEEFD24C8... *Date:* 7/2/2026

Kim Freeburn
Environmental Program Manager

Date Received for filing at LCI: