RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Tentative Tract Map 38945 (TTM38945)
Project Title/Case Numbers

Jose Merlan
County Contact Person

(951) 955-0314
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Coachella Valley Housing Coalition
Project Applicant

4570 Monroe Street, Plaza 1, Suite G, Indio CA, 92201
Address

North of 64th Ave, East of Lincoln Street, South of 63rd Ave, and west of Johnson St in the unincorporated Mecca-Northshore community,
Project Location

To subdivide a single 60.54 gross acre lot (57.34 net acres) into 291 single family lots.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 3, 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration Addendum was preparedfor the project pursuant to the provisions of the California Environmental Quality Act **($50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature	Title	Date
	Principal Planner	9/24/25

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019
Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOD.docx

Please charge deposit fee case#: EA / CEQ CFG / CFW

FOR COUNTY CLERK'S USE ONLY