

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Tentative Tract Map No. 38605Lead Agency: Riverside CountyContact Person: Russell BradyMailing Address: 4080 Lemon Street, 12th FloorPhone: 951-955-3025City: RiversideZip: 92501County: Riverside County**Project Location:** County: Riverside CountyCity/Nearest Community: Lake Mathews/WoodcrestCross Streets: North of El Sobrante Road, south of Via Tuscany, east of McAllister Street, and west of Vista Del Lago Drive.Zip Code: 92503Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 54 " N / 117 ° 25 ' 27 " W Total Acres: 95.96Assessor's Parcel No.: 270-070-005, 270-070-006, 270-070-007, 270-160-005Section: 32Twp.: 3SRange: 5WBase: San Bern.Within 2 Miles: State Hwy #: NoneWaterways: Lake MathewsAirports: NoneRailways: NoneSchools: Lake Mathews ES**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Agricultural Preserve
Diminishment, Agricultural
Preserve Notice of Non-Renewal**Development Type:**☒ Residential: Units 163 Acres 50.39☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☒ Recreational: Open space, parks, trails, and landscape (35.3 acres)☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☒ Other: Water quality retention basins (10.3 acres)**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Land Use: Undeveloped; General Plan: "Rural Community – Low Density Residential (RC-LDR)" and "Rural Community – Very Low Density Residential (RC-VLDR)"; Zoning: Light Agriculture, 10-acre Minimum Lot Sizes

Project Description: (please use a separate page if necessary)

The Project consists of applications for a Change of Zone (CZ 2300004), Tentative Tract Map (TTM 38605), two Notices of Non-Renewal (AGN 00175 and AGN 00176) and an Agricultural Preserve Diminishment (APD 240004) for a 95.96-acre property located east of McAllister Street and north of El Sobrante Road in the Victoria Grove community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the Project site with 163 single-family detached residential units on minimum 10,000 square-foot (s.f.) lots on approximately 50.39 acres; a park sites on a total of approximately 2.7 acres; three detention/water quality basins on approximately 10.3 acres; slopes and open space on approximately 14.5 acres; and private internal roadways on approximately 18.1 acres. Access to the Project site would be accommodated via a proposed off-site roadway, Street A. Street A would connect to El Sobrante Road south of the Project's boundary, then would extend northerly through the western portions of the Project site, and would connect to Travertine Road near the Projects northwestern boundary by means of an emergency vehicle access easement.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 19, 2024 Ending Date October 18, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Adkan Engineers</u>
Address: _____	Address: <u>6879 Airport Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Riverside, CA 92504</u>
Contact: _____	Phone: <u>951-688-0241</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 9/18/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.