

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: Specific Plan No. 406 "Holland Ranch"
Lead Agency: Riverside County **Contact Person:** Krista Mason
Mailing Address: P.O. Box 1409, **Phone:** (951) 955-1722
City: Riverside **Zip:** 92502-1409 **County:** Riverside County

Project Location: County: Riverside County City/Nearest Community: East of City of Menifee (Unincorporated)
 Cross Streets: NE of the intersection of Craig Avenue at Briggs Road, Unincorporated Riverside County Zip Code: 92584
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 14 " N / 117 ° 07 ' 41 " W Total Acres: 716.1
 Assessor's Parcel No.: 466-020-006, 466-030-002, 466-120-(002, 019, 022, 024) Section: 6 & 7 Twp.: 6S Range: 2W Base: San Bern
 Within 2 Miles: State Hwy #: I-215, SR-79 Waterways: Menifee Lakes, Salt Creek, various unnamed ponds
 Airports: None Railways: BNSF Schools: Callie Kirkpatrick ES, Santa Rosa Academy, Ethan A Chase MS

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: 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: _____

Development Type:
 Residential: Units 3,462 Acres 521.1 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 41.5 Other: Open Space: 137.9 acres; Circulation: 57.1 acres
 Water Facilities: Type _____ MGD _____

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:
Residential, Agricultural, & Open Space/Light Agriculture (A-1) & Heavy Agriculture (A-2)/Estate Density Residential & Rural Mountainous

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

The proposed Project consists of applications for the proposed Holland Ranch Specific Plan No. 406 (herein, "HRSP"; Case No. SP00406), a General Plan Amendment (GPA 250001), and a Change of Zone (CZ 2500001). The proposed HRSP proposes to establish a Specific Plan over the 716.1-acre property to allow for the future development of 666 "Medium Density Residential (MDR)" dwelling units on 137.6 acres, 1,982 "Medium High Density Residential (MHDR)" dwelling units on 306.8 acres, 50 "Medium High Density Residential (MHDR)" dwelling units on 8.0 acres that alternatively may be developed with commercial land uses, 684 "High Density Residential (HDR)" dwelling units on 57.7 acres, and 80 HDR units on 11.0 acres that may alternatively be developed with school uses. In addition, the proposed HRSP would accommodate "Open Space - Recreation (OS-R)" land uses on 41.5 acres, "Open Space - Water (OS-W)" land uses on 59.3 acres, "Open Space - Conservation (OS-C)" land uses on 37.1 acres, and approximately 57.1 acres of major backbone roadways. Proposed GPA 250001 would amend the General Plan, Sun City/Menifee Valley Area Plan, and Harvest Valley/Winchester Area Plan land use plans to reflect the land uses proposed as part of the HRSP, as described above. Proposed CZ 2500001 would establish site-specific zoning requirements applicable to the various planning areas accommodated by the proposed HRSP.

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".

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

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

Starting Date July 14, 2025 Ending Date August 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Richland Ventures, Inc.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3161 Michelson Drive, Ste 425</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Jerrica Harding, AICP</u>	Phone: <u>(714) 932-0650</u>
Phone: <u>(7714) 505-6360</u>	

Signature of Lead Agency Representative:  Date: 7/08/2025

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