

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. 39011 (TTM39011), General Plan Amendment No. 250002 (GPA250002), Change Of Zone No. 2500002 (CZ2500002), Agricultural Preserve Diminishment No. 250001 (APD250001)

Lead Agency: County of Riverside

Contact Person: Jose Merlan

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: 951-955-0314

City: Riverside

Zip: 92501

County: Riverside County

Project Location: County: Riverside City/Nearest Community: Lake Mathews/Woodcrest, unincorporated Riverside County

Cross Streets: North of El Sobrante Road, south of Via Tuscany, east of McAllister Street, and west of Vista Del Lago Drive. Zip Code: 92503

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ' 45.54 " N / 117 ° 25 ' 17.40 " W Total Acres: 36.55

Assessor's Parcel No.: 270-160-006, -008

Section: 32 & 33 Twp.: 3S Range: 5W Base: San Bern.

Within 2 Miles: State Hwy #: None

Waterways: Lake Mathews

Airports: None

Railways: None Schools: Lake Mathews ES

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: Agricultural Preserve Diminishment

Development Type:

☒ Residential: Units 73 Acres 21.00
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational: ☐ Transportation: Type
☐ ☐ Mining: Mineral
☐ ☐ Power: Type MW
☐ ☐ Waste Treatment: Type MGD
☒ Recreational: Openspace, Parks, trails, and landscape. (13.68 acres) ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☒ Other: Water quality retention basin (1.87 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: Wildfire

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 General Plan Amendment (GPA250002), Change of Zone (CZ 2500002), Tentative Tract Map (TTM 39011), and an Agricultural Preserve Diminishment (APD 250001) for a 36.55-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 73 single-family detached residential units on minimum 10,000 square-foot (s.f.) lots on approximately 21.00 acres; a park site on a total of approximately 0.73 acres; one detention/water quality basins on approximately 1.87 acres; and slopes and open space on approximately 5.90 acres. Access to the Project site would be accommodated via proposed off-site roadways currently under construction as part of Tract Map No. 38605. The primary access for the project would enter the site from the westerly boundary. The primary access extends westerly through Tract Map No. 38605 utilizing a connection into Dry Creek Lane until the intersection of Tempranillo Avenue, then southerly until the intersection of El Sobrante Road. The secondary access would enter the project site from the northwest boundary through Tract Map No. 38605 to 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 and "X".
If you have already sent your document to the agency please denote that with an "S".

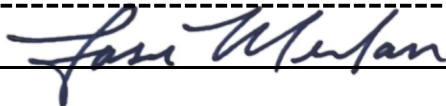
☐ s	Air Resources Board	☐	Office of Historic Preservation
☐	Boating & Waterways, Department of	☐	Office of Public School Construction
☐	California Emergency Management Agency	☐	Parks & Recreation, Department of
☐	California Highway Patrol	☐	Pesticide Regulation, Department of
☐ s	Caltrans District # <u>8</u>	☐	Public Utilities Commission
☐	Caltrans Division of Aeronautics	☐ s	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
☐ s	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
☐ X	Fish & Game Region # <u>6</u>	☐	Tahoe Regional Planning Agency
☐	Food & Agriculture, Department of	☐ s	Toxic Substances Control, Department of
☐	Forestry and Fire Protection, Department of	☐	Water Resources, Department of
☐	General Services, Department of	☐	Other: _____
☐	Health Services, Department of	☐	Other: _____
☐	Housing & Community Development		
☐ s	Native American Heritage Commission		

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

Starting Date November 18, 2025 Ending Date December 17, 2025

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: 11/13/2025

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