

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: The Cenador Resort and Residences Project

Lead Agency: County of Riverside Contact Person: Elizabeth Nora-Rodriguez
Mailing Address: 4080 Lemon Phone: 951-955-3024
City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Thermal
Cross Streets: Ave 58 and Jackson st Zip Code: 92274
Longitude/Latitude (degrees, minutes and seconds): 33°37'33.15" N/116°13'6.523" W Total Acres: 30
Assessor's Parcel No.: 764-230-009 Section: 24 Twp: 6 Range: 7E Base:
Within 2 Miles: State Hwy. #: N/A Waterways: N/A
Airports: Jacqueline Cochran Regional Airport Railways: N/A Schools: Coachella Valley HS, Westside 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:

Development Type:

- Residential: Units 58 Acres
- Office: Sq.ft. Acres Employees
- Commercial: Sq.ft. Acres Employees
- Industrial: Sq.ft. Acres Employees
- Educational
- Recreational Resort (98 rooms)
- Water Facilities: Type MGD
- Transportation: Type
- Mining: Mineral
- Power: Type MW
- Waste Treatment: Type MGD
- Hazardous Waste: Type
- Other:

Project Issues Discussed in Document:

- Aesthetics/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
- Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Greenhouse Gas Emissions Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Minerals Solid Waste Land Use
- Drainage/Absorption Noise Toxic/Hazardous Cumulative Effects
- Economic/Jobs Population/Housing Balance Traffic/Circulation Other:
- Energy Public Services/Facilities Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

One Family Dwellings (R-1)

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

The proposed Project would amend the existing land use designation from Community Development: Medium Density Residential (CD: MDR) to proposed Community Development: Mixed Used Planning Area (CD: MUA), amend the existing zone classification from R-1 (One-Family Dwellings) and R-5 (Open Area Combining Zone – Residential Developments) to proposed MU (Mixed Use), subdivide an approximately 30-acre site into 70 numbered lots, (including 58 single-family, 1 multi-family, 3 commercial, and 8 open

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space lots) and 4 lettered lots for the purpose of dedicated privately maintained streets (Lots "A", "B", "C", and "D"), and construct 67 hotel guestrooms with an event pavilion, event lawn, pool, shared parking, spa and fitness center with a pool, 31 single-story casitas (located on a single parcel) and 58 single-family dwellings, including 26 luxury villas and 32 branded residences. Table 1, below, provides a summary of Project components. Regional access to the area is provided by SR-86, SR-111, and I-10. Project-related roads for direct access to the site would include Primary access to the Project site from Monroe Street via I-10 to the north with local access from Avenue 58 to the north that connects the site to Airport Boulevard via Monroe Street to the West and Harrison street to the east.

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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".

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

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

Starting Date: 2/23/26

Ending Date: 3/30/26

Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: Whole Earth Development

Address: 5 Hutton Center Dr

Address: 14840 Las Flores Lane

City/State/Zip: Santa Ana

City/State/Zip: Los Gatos

Contact: Alia Hokuki

Phone: 408-499-7987

Phone: 714-481-8065

Signature of Lead Agency Representative: _____

Alia Hokuki

Date: 02/19/2026

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.