RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

COUNTY OF RIVERSIDE - Public Notice of Preparation of a Draft Environmental Impact Report & SCOPING MEETING

DATE: February 23, 2026

TO: Responsible and Trustee Agencies, Interested Organizations, and Individuals

PROJECT CASE NO./TITLE: The Cenador Resort and Residences Project – General Plan Amendment No. 240089 (GPA240089), Change of Zone No. 2400043 (CZ2400043), Tentative Tract Map No. 39041 (TTM39041), and Conditional Use Permit No. 240021 (CUP240021). Project site' Assessor Parcel Number (APN) is 764-230-009 and depicted on Figure 1, Regional Location and Local Vicinity.

PROJECT DESCRIPTION AND LOCATION: 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 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. Please refer to Figure 1, Regional Location and Local Vicinity and Figure 2, Overall Site Plan, respectively.

- **Hotel, Resort, Casitas, and Amenities.**
    - Two-Story Hotel & Casitas: The hotel would include approximately 38,293 sf of restaurant and amenity space, an approximate 7,015 sf event pavilion, and a total of 67 guestrooms (541 sf/room). Guest amenities such as café/bar areas, and lounges would also be offered within the hotel building. As part of the hotel, the Project would also include 31 single-story casitas constructed on approximately 2.3 acres in the northwestern portion of the Project site. The casitas would range in size from 970 sf to 1,910 sf per unit and each would include its own private patio/open space areas.
    - Spa and Fitness Center: An approximate 19,844 sf spa and fitness center would be constructed on approximately 1.5 acres, south of the proposed casitas. The approximate 10,890-sf spa component would include reception areas, a boutique, salon, locker rooms and associated restrooms and lounge areas, and indoor and outdoor treatment rooms. The approximate 8,954-sf fitness component would include reception areas, restrooms, an exercise room, and a pool area.

- **Branded Residences and Luxury Villas.** The 32 branded residences would be constructed on lots ranging from approximately 6,000 sf to 6,500 sf in size within the central portion of the site, encompassing a total of approximately 4.77 acres. The branded residences would be one-story and range in size from 2,221 sf to 2,552 sf and would include a private parking space. The 26 luxury villas would be constructed on lots ranging from approximately 8,400 sf to 16,226 sf in size along the western and southern perimeters of the site, encompassing a total of approximately 5.7 acres. The villa units would range in size from 3,024 sf to 3,404 sf on a total of 1.96 acres, with both one- and two-story units.

TABLE 1
PROPOSED PROJECT DEVELOPMENT SUMMARY

Use	Type	Size Square Feet / Acres
Single-Family Residential	Luxury Villas (26 units)	85,466 sf
	Branded Residences (32 units)	75,604 sf
Hotel	Hotel Casitas (31 rooms)	31,950 sf
	Guestrooms (67 rooms)	36,247 sf
	Restaurant and Guest Amenities	38,293 sf
	Event Pavillion	7,015 sf
	Spa & Fitness Center	19,844 sf
Open Space and Landscaping	Common Open Space Areas	35,400 sf
	Private Use Areas	85,000 sf
	Landscaped Areas	234,080 sf
Streets	Private Streets (private streets)	4.51 ac

sf: square feet; ac: acre

Source: Newman Garrison + Partners, Inc, August 8, 2025.

- **Access.** Access to the Project site would be provided along the northern, eastern, and western boundaries of the Project site via Avenue 58, Brook Street, and Oasis Street, respectively. Internal circulation would be provided via four proposed surface streets, Streets A, B, C, and D, as well as a variety of driveways and cul-de-sacs. Locally, the Project site is directly accessible from Avenue 58 to the north that connects the site north to Airport Boulevard via Monroe Street to the west and Harrison Street to the east, ultimately connecting to SR 111 and SR 86 to the northeast via Airport Boulevard. Primary access to the Project site is provided from Monroe Street via I-10 to the north.

- **Parking.** The Project Hotel component is required to provide a total of 226 parking spaces (pursuant to County Ordinance No. 348 which allows a reduction of 50% of parking spaces for shared parking between uses), and a total of 297 parking spaces, including electric vehicle (EV) spaces, are provided. Provided parking spaces therefore exceed the County's requirements. Additionally, the Project would include a total of 10 bicycle parking spaces (6 spaces required). Paved parking areas associated with the commercial components of the Project would be provided along the northern and eastern perimeters of the site, as well as adjacent to the spa and fitness center. In addition, the Project would include 64 parking spaces associated with the branded residences. The County requires two spaces per DU for the Single Family Residential (SFR) component of the Project; the Project's SFR component, Luxury Villas and Branded Residences, would provide two or more spaces per unit via driveways and garages, meeting or exceeding this requirement.

PROJECT APPROVALS

GPA240089 is required to amend the existing land use designation from Community Development: Medium Density Residential (CD: MDR) to proposed Community Development: Mixed Use Planning Area (CD: MUA).

CZ2400043 is required to 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).

TTM39041 is required to allow a Schedule "A" subdivision to subdivide the Project site under Riverside County Ordinance No. 460 (Regulating the Division of Land of the County of Riverside), Section 10.5 (Schedule "A" Subdivision), as is required for all subdivisions creating five or more parcels. The existing parcel will be divided into the following: 70 numbered lots, including 58 single-family, 1 multi-family, 3 commercial, and 8 open space lots, and 4 lettered lots for purposes of dedicated privately maintained streets (Lots "A", "B", "C", and "D").

CUP240021 is required to allow the establishment of a resort-style hospitality and residential development that consists of a 67-guestroom hotel with an event pavilion, event lawn, pool, and shared parking, a spa and fitness center with a pool and shared parking, 31 single-story casitas (located on a single parcel), and 58 single-family dwellings, including 26 luxury villas and 32 branded residences.

The Project includes proposed new utility infrastructure, with underground lines. The existing sewer system within the vicinity of the Project site consists of a network of sewer mainlines. The proposed Project would install a number of proposed sanitary sewer lines within the planned roadways. The Project also requires dry utility infrastructure for electric, natural gas, cable and telecommunication to serve the proposed development. Utility infrastructure will be constructed underground throughout the Project site.

The County of Riverside announces the preparation of an Environmental Impact Report (EIR) for the Cenador Resort and Residences Project, as defined by CEQA and set forth in Public Resources Code Section 21065. Under CEQA, *"The purpose of the Environmental Impact Report is to analyze the significant effects of a project on the environment, to identify alternatives to the proposed project, and to indicate the manner in which significant environmental effects can be mitigated or avoided*" (Public Resources Code, Section 21002.1(a)).

Pursuant to CEQA, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation of an Environmental Impact Report (EIR) for the above-described Project. The purpose of this notice is to solicit guidance from Responsible and Trustee Agencies, Interested Organizations, and Individuals as to the scope and content of the environmental information to be included in the EIR. In accordance with the time limits mandated by State law, information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving notice. The public review period is from **February 23 to March 30, 2026**.

LEAD AGENCY:	County of Riverside TLMA Planning Department 4080 Lemon Street, 12th Floor Riverside, California 92501	**Contact:** Elizabeth Mora-Rodriguez **Phone Number:** (951) 955-3024 Email: emorarodriguez@rivco.org Website: https://planning.rctlma.org/
APPLICANT:	Whole Earth Development, Inc. 14840 Las Flores Lane Los Gatos, CA 95032	**Contact:** Mike Ingster Phone Number: (408) 499-7987 Email: mike.ingster@wholeearthdev.com

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SCOPE OF ANALYSIS

Consistent with CEQA Guidelines Section 15060, the County conducted a preliminary review of the proposed Project and determined that the Project could potentially result in significant effects on the environment and that an EIR is required. At this time, the County anticipates that the following topics will be analyzed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Paleontological Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

It is anticipated that no impacts associated with Agricultural and Forestry, Wildfire, and Mineral Resources would occur as a result of the Project, and therefore, a determination to that effect will be made in the EIR. The EIR will additionally include discussions of Growth Inducing Effects; Significant Irreversible Environmental Changes; and Alternatives to the proposed Project.

PUBLIC SCOPING MEETING. A Scoping Meeting will be held for the general public and responsible and trustee agencies. The purpose of the Scoping Meeting is to learn about the proposed Project, review the anticipated scope of the EIR, and assist the County in identifying the range of actions, alternatives, mitigation measures, and potentially significant effects to be analyzed in depth in the EIR. Below, the date, time, and location of the Scoping Meeting are provided.

Scoping Meeting Date	**Scoping Meeting Time**	**Scoping Meeting Location**
March 18, 2026	9:00 A.M. or as soon as possible thereafter.	Riverside County Planning Department 4080 Lemon Street, 1st Floor, Board Chambers, Riverside, CA 92501

The Scoping Meeting is not a public hearing on the merit of the Project and no decision on the Project will be made. Public testimony is limited to addressing the potential effects of the Project on the environment suggested for study in the EIR. Notice of future public hearings will be provided to anyone requesting such notification.

Information on how to participate in the hearing will be available on the Planning Department website at: https://planning.rctlma.org/public-hearings. For further information regarding this Project please contact Project Planner Elizabeth Mora-Rodriguez at (951) 955-3024, or email at emorarodriguez@rivco.org, or go to the County Planning Department Planning Commission agenda web page at https://planning.rctlma.org/planning-commission-meetings

For electronic documents and information related to the Notice of Preparation (NOP), please view the project webpage below by clicking the link. This includes the NOP Public Notice Letter and its attachments: Figure 1 (Regional Location and Local Vicinity), Figure 2 (Overall Site Plan).

https://planning.rctlma.org/environmental-notices-ceqa

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: **Elizabeth Mora-Rodriguez, Project Planner**
P.O. Box 1409
4080 Lemon Street
Riverside, CA 92502-1409

If you have any questions, please contact Project Planner Elizabeth Mora-Rodriguez at (951) 955-3024

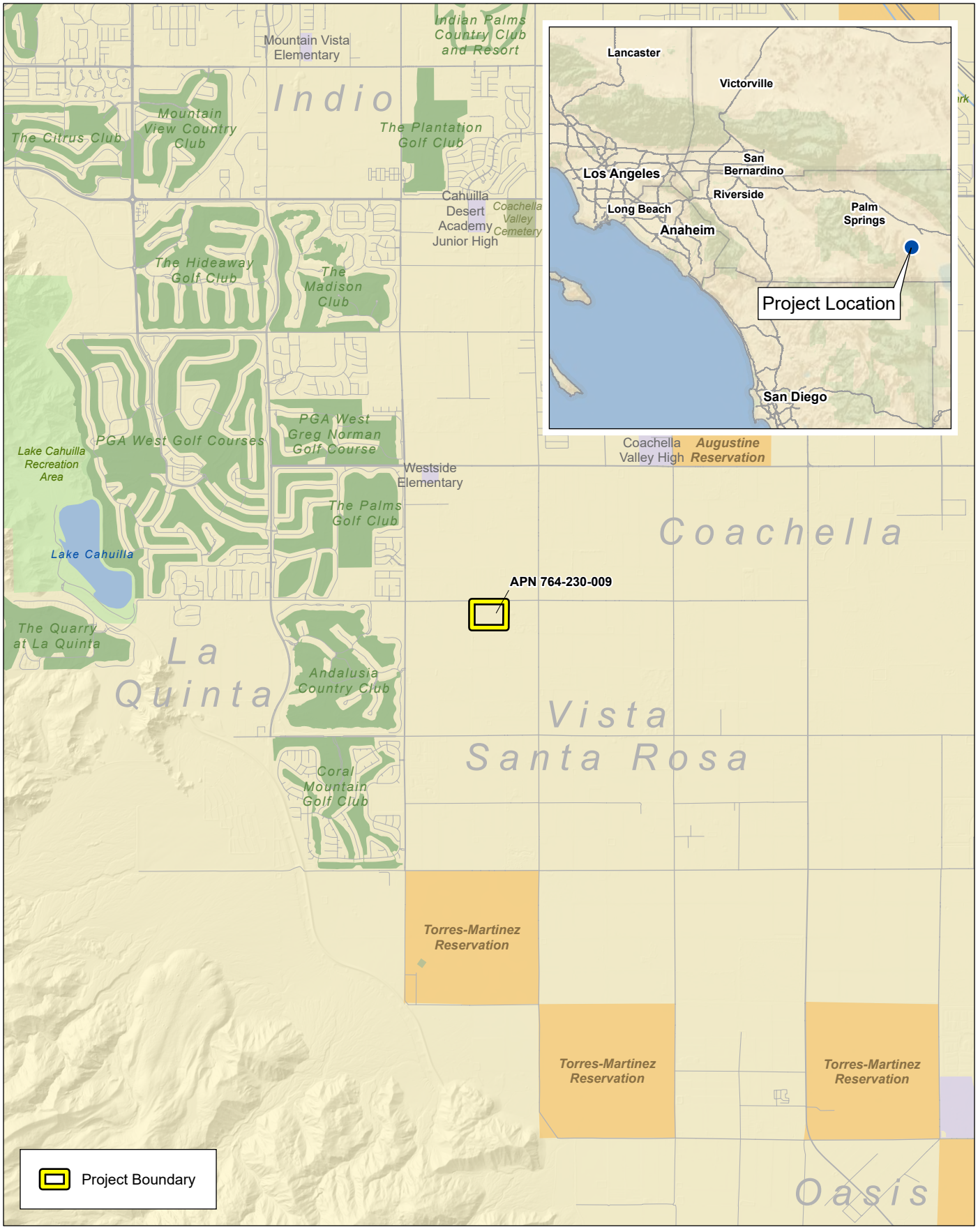
Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

Elizabeth Mora-Rodriguez, Project Planner
for Cenador Project

Attachments:

Figure 1 – Regional Location and Local Vicinity
Figure 2 – Overall Site Plan



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Regional Location and Local Vicinity

Figure 1

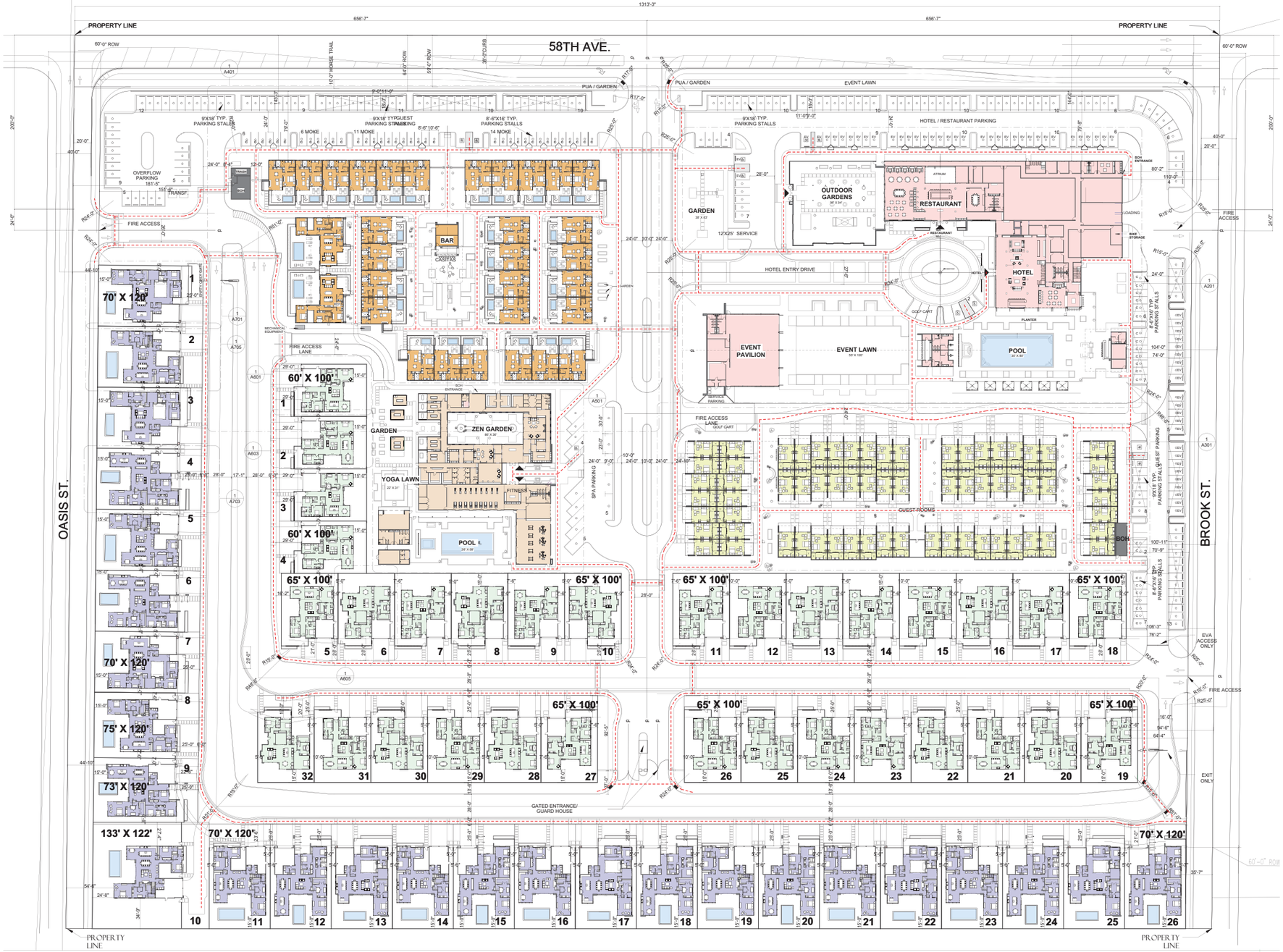
Cenador Hotel and Resort Project

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Source: Newman Garrison + Partners 2024

Overall Site Plan

Figure 2

Cenador Hotel and Resort Project

N W E S

Map not to scale

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