

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:** TTM38483Lead Agency: County of RiversideContact Person: Mona MossayebMailing Address: 4080 Lemon Street, 12th FloorPhone: 951-955-6187City: Riverside Zip: 92502-1409County: Riverside**Project Location:** County: Riverside

City/Nearest Community: _____

Cross Streets: East of Eucalyptus Road and west of Holcomb Road. Approximately 680 feet south of Holland Road, and approximately 1,000 feet north of Craig Avenue.Zip Code: 92596Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 4 " N / 117 ° 06 ' 31 " W Total Acres: 28.22Assessor's Parcel No.: 466-310-019, -020, -021Section: 9Twp.: 6SRange: 2W

Base: _____

Within 2 Miles: State Hwy #: 79

Waterways: _____

Airports: March AFB

Railways: _____

Schools: Liberty High and Southshore Ele.**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: _____**Development Type:**☒ Residential: Units 96 Acres 28.2☐ 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: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**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:**

Medium Density Residential (MDR) / One-Dwelling Residential (R-1) / Community Development – Medium Density Residential (CD-MDR)

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

Tentative Tract Map No. 38483 is a proposal for a Schedule "A" subdivision of 28.22 gross acres to create 96 lots for residential dwellings, one (1) water basin lot, and three (3) open space/landscaped lots. Open space and park are proposed to be maintained by HOA.

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 # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ 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 # _____	☐ 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: <u>Eastern Municipal Water District</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date July 1, 2026 Ending Date July 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>RMD Inland Investors, LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>1920 Main Street, Suite 500</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Irvine, CA 92614</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>949.261.7010</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative: Mona Mossayeb

Digitally signed by Mona Mossayeb
Date: 2026.06.26 11:31:23 -0700

Date: June 26, 2026

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