



Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF DETERMINATION

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21152 of the California Public Resources Code.

Tentative Tract Map 38483

Project Title/Case Numbers

Mona Mossayeb, Senior Planner
County Contact Person

(651) 955 – 6187
Phone Number

SCH 2026061297

State Clearinghouse Number (if submitted to the State Clearinghouse)

RMD Inland Investors, LLC
Project Applicant

3161 Michaelson Drive, Suite 425 Irvine, CA 92612
Address

The Project site is located east of Eucalyptus Road, west of Holcomb Road, south of Holland Road, and north of Craig Avenue.
Project Location

Tentative Tract Map 38483 (Project) consists of Assessor's Parcel Number (APN) 466-310-019, -020, and -021, and is approximately 28.22 acres, including future public rights-of-way. The Project proposes the subdivision of the rectangular site into 96 single family residential lots and 8 open space lots (Exhibit 5). The proposed open space lots will occupy 2.2 acres of the subject site, and will provide landscaped area, public utility easements, a 1.02-acre water quality basin, and a 0.88-acre park. Residential lots will range from 7,200 square feet to 13,430 square feet. A perimeter wall and parkway landscaping will surround the Project. The Project will be required to improve Holcomb Road along the Project east boundary, Eucalyptus Road not only along the Project's west boundary, but also north and south of the Project (see Project Improvements, below). The Project includes two access points on Eucalyptus Road, and one on Holcomb Road.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 23, 2026, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Senior Planner

Title

September 23, 2026

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

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Please charge deposit fee case#: EA / CEQ

CFG / CFW

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