



John Hilderbrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Notice of Preparation of a Draft Focused Environmental Impact Report (FEIR)

DATE: August 11, 2026

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

PROJECT CASE NO./TITLE: Crescent Gardens Cemetery, Conditional Use Permit No. (CUP230002)

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Meadowbrook community within unincorporated Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that a Focused Environmental Impact Report (FEIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required FEIR.

LEAD AGENCY:

County of Riverside
Planning Department
P.O Box 1409
Riverside, California 92501

Contact Person: Krista Mason
Phone Number: (951) 955-1722
Email: kmason@rivco.org
Website: <http://planning.rctlma.org>

APPLICANT:

Muslim Mortuary Cemetery Committee (MMCC)
Contact Person: Hamid Haque
13121 Brookhurst St., Unit C
Garden Grove, California, 92843

PROJECT LOCATION AND DESCRIPTION:

The proposed Project consists of an application for a Conditional Use Permit (CUP) to develop an approximately 85-acre site for a 20,000-plot cemetery with supporting facilities. The project site is located in the community of Meadowbrook, within unincorporated Riverside County. The project site is located North of Mauricio Street, east of Robert Street, south of River Road and is accessed from Garfield Road. The project site is comprised of 21 parcels including Assessor's Parcel Numbers (APNs) 349-170-003 – 349-170-013; 349-170-035; 349-180-002-349-180-008; 349-180-016, 349-180-017; and 349-180-020. The project location is shown in Figure 1, and the site plan is in Figure 2.

A total of 46.4 acres of the 85 acre Project site will be developed with the supporting facilities, and 38.6 acres will be preserved as conservation. On-site improvements would include an approximately 5,559-square-foot Ceremonial Cleansing Facility, an approximately 11,079-square-foot chapel, an approximately 2,090-square-foot caretaker residence, an approximately 1,358-square-foot equipment shed, interior private roads, approximately 24.6 acres of burial plots, landscaping and irrigation, an on-site septic system, four water quality/detention basins, and associated utilities.

The cemetery is anticipated to conduct approximately 10 to 15 funeral services per month, with an estimated average of 20 visitors per service, and would operate from dawn to dusk seven days per week. Staffing would include three full-time employees. The cemetery would use a natural burial process that does not include embalming chemicals, formaldehyde, or caskets. The deceased would be washed with soap and water in the Ceremonial Cleansing Facility, wrapped in a cotton shroud, and placed in a sealed concrete vault with a gravel base. Wash water would be collected in a separate underground tank and removed by a licensed hauler. Burial would generally occur within 24 hours, and no hazardous materials or fuel storage is proposed on site.

Off-site improvements would include construction of a public cul-de-sac at the end of Garfield Road, dedication of the cul-de-sac to the County, and installation of curb, gutter, sidewalk, and related roadway improvements. Access would be

provided from Garfield Road at the western side of the site, which would serve as the single project entrance. Security improvements would include wrought iron fencing and gates, and lighting would be limited to the parking lot, building areas, entry, guard station, and caretaker residence, and would be shielded to minimize off-site spillover.

The majority of the Project site is located within the General Plan Foundation Component of Community Development (CD) and Land Use Designation of Very Low Density Residential (VLDR), and the eastern portion of the site is located within the General Plan Foundation Component of Rural (R) and Land Use Designation of Rural Mountainous (RM). The Project site has an existing zoning classification of Rural Residential (R-R), and also lies within the Elsinore Area Plan (ELAP). Pursuant to the County Zoning Ordinance 348 a cemetery is permitted with the approval of a Conditional Use Permit (CUP).

The approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

- Approval of Conditional Use Permit No.230002 (CUP230002)

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, interested organizations, and interested parties that the Riverside County Planning Department plans to oversee the preparation of a Focused Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from agencies and interested parties as to the scope and content of the environmental information to be included in the FEIR. In accordance with the time limits mandated by State law, your response should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving notice, no later than **Thursday, September 10, 2026, by 5:00 p.m.**

SCOPE OF ANALYSIS: The County previously prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project. The IS/MND was circulated for public review from **August 5, 2025, to September 4, 2025**, and the project was considered by the Planning Commission on April 1, 2026. Following public review and consideration of the IS/MND, the County determined that preparation of a Focused EIR (FEIR) would be appropriate. The prior environmental review documents are available at <https://planning.rctlma.org/environmental-notice-ceqa>.

The Focused EIR will evaluate the potential environmental impacts resulting from the project. Based on the County's review of the project, available technical information, prior environmental review, and comments received during the earlier review process, the County currently anticipates that the FEIR will address the following environmental topical areas:

- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning

PUBLIC SCOPING MEETING: A scoping meeting has been scheduled to include affected Federal, State and Local agencies, the proponent of the proposed Project, and other interested persons, to solicit input regarding the scope and content of information to be included in the FEIR; as well as inform the general public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth, and help eliminate from detailed study issues found not to be important. The scoping meeting is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts within the context of analysis pursuant to the CEQA. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the scoping meeting through revisions to the proposed Project and/or completion of a Final EIR, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING MEETING: Wednesday, August 19, 2026

TIME OF SCOPING MEETING: 9:00 a.m. or as soon as possible thereafter, as the matter can be heard

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 **Krista Mason, Project Planner, at (951) 955-1722** or via email at kmason@rivco.org, or go to the County Planning Department's Planning Commission Hearing agenda web page at <https://planning.rctlma.org/planning-commission-meetings>.

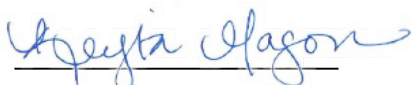
Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Krista Mason, Project Planner
PO Box 1409; Riverside, CA 92502-1409

If you have any questions, please contact Krista Mason, Project Planner at (951) 955-1722 or email at kmason@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

A handwritten signature in blue ink, reading "Krista Mason", is written over a horizontal line.

Krista Mason, Project Planner for John Hildebrand, Planning Director

Attachments:

1. Figure 1: Site Location
2. Figure 2: Site Plan
3. Figure 3: General Plan Land Use Designation
4. Figure 4: Zoning Classification

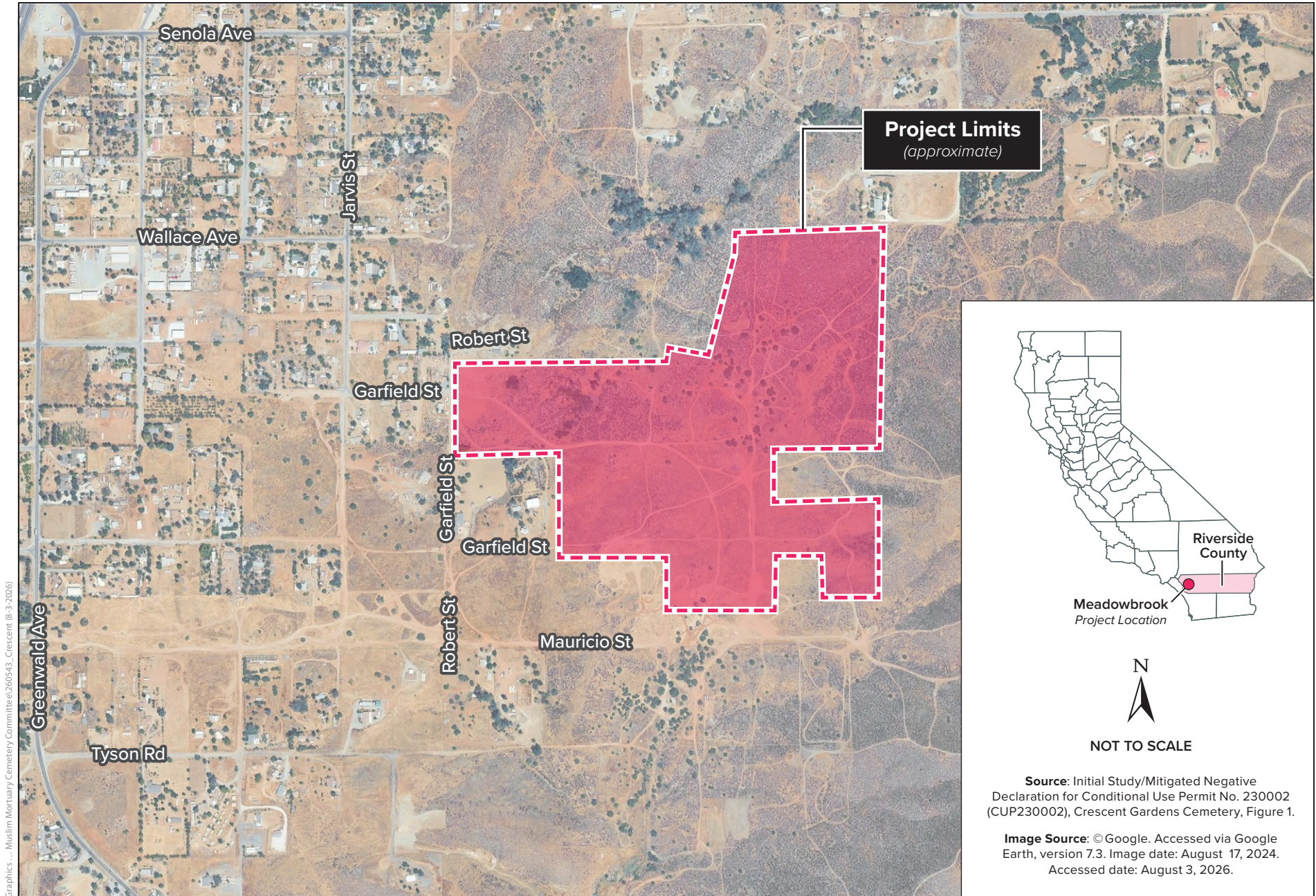


Figure 1
Project Location



Source: Initial Study/Mitigated Negative Declaration for Conditional Use Permit No. 230002 (CUP230002), Crescent Gardens Cemetery, Figure 6a
 Image Source: © 2024 Airbus. Accessed via Google Earth.


 NOT TO SCALE

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP230002

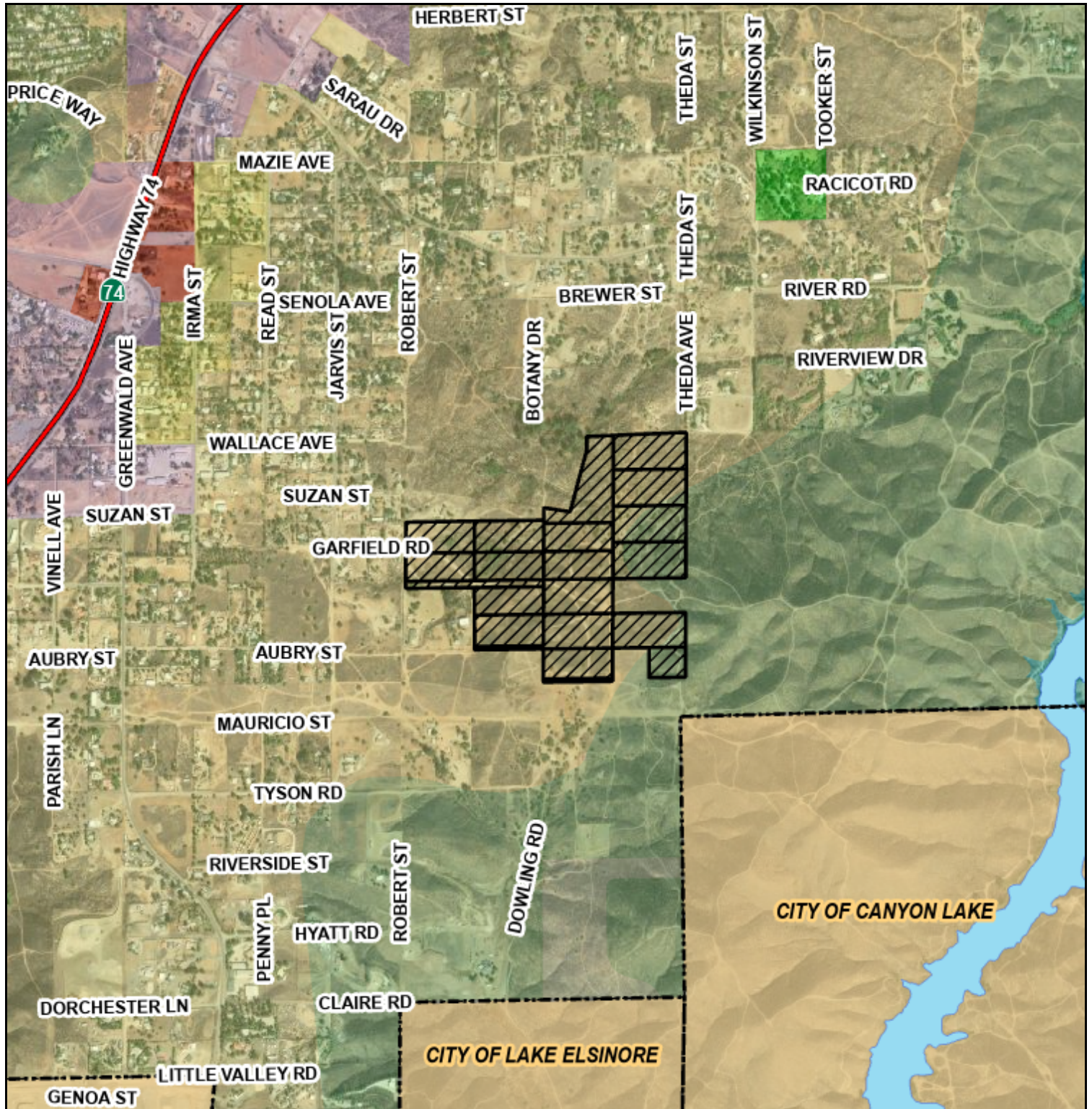
EXISTING GENERAL PLAN

Supervisor: JOSE MEDINA

District: 1

Date: 8-10-2026

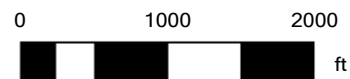
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Zoning Area/District: MEADOWBROOK

Author:

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP230002

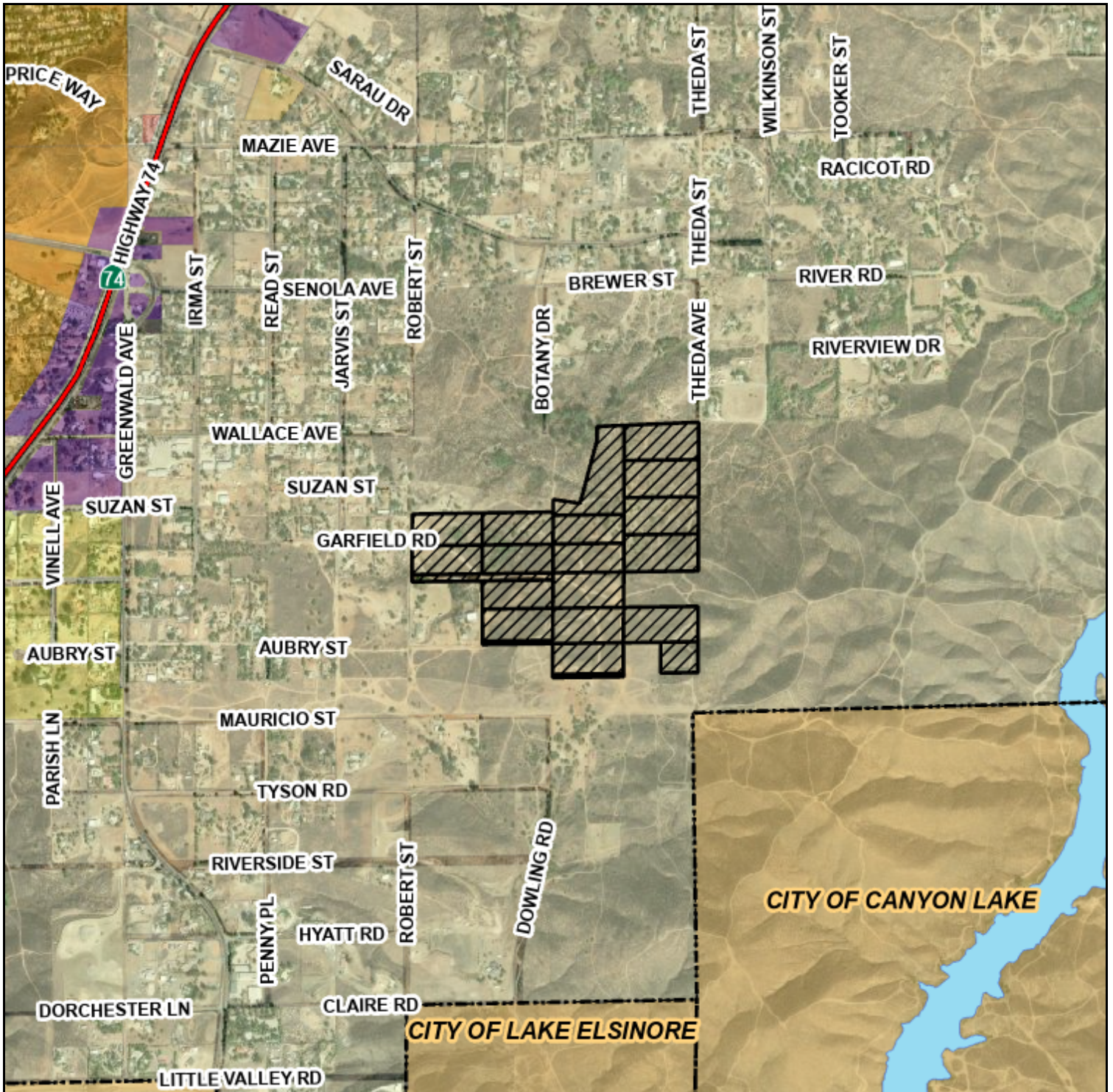
Supervisor: JOSE MEDINA

District: 1

EXISTING ZONING

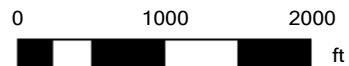
Date: 8-10-2026

Exhibit: 2



Zoning Area/District: MEADOWBROOK

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