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: Mapes Road Residential Project

Lead Agency: County of Riverside | Contact Person: Mona Mossayeb, Sr Planner
Mailing Address: 4080 Lemon Street | Phone: (951) 955-6187
City: Riverside | Zip: 92501 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Romoland
Cross Streets: Palomar Road and Mapes Road | Zip Code: 92585
Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ′ 34.5 ″ N / 117 ° 09 ′ 54.2 ″ W | Total Acres: 39.09
Assessor's Parcel No.: See below | Section: 2 | Twp.: 05S | Range: 03W | Base: SBBM
Within 2 Miles: State Hwy #: I-215, SR-74 | Waterways:
Airports: | Railways: Metrolink 91/Perris Valley Line | Schools: Romoland/ Harvest Valley Elementary Schools

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Plot Plan

Development Type:

☒ Residential: Units 157 Acres 39.09
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Land/ undeveloped; Community Development: Low Density Residential (CD:LDR); Rural Residential (R-R)

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

The proposed Project involves a General Plan Amendment No. 250018 (GPA250018) is a proposal to amend the land use designation of Low Density Residential (LDR) to Medium Density Residential (MDR). Change Of Zone No. 2500031 (CZ2500031) is a proposal to change the zone classification of the 39.09 approximate acres of Rural-Residential (R-R) to Planned Residential (R-4). Tentative Tract Map No. 39316 (TTM39316) is a proposal for a Schedule "A" subdivision of approximately 39.09 gross acres to create 157 numbered lots for residential dwellings and fifteen (15) lettered non-residential lots, including eight (8) open space and landscape lots, three (3) right-of-way dedication lots, one (1) storm drain maintenance lot, one (1) community park lot, one (1) drainage basin lot, and one (1) lot designated for interim HOA maintenance and future Riverside County Flood Control and Water Conservation District (RCFCD) right-of-way. Tentative Parcel Map No. 39455 (TPM39455) is a Schedule "J" (Conveyance and Finance) Map that would establish and depict four (4) parcels necessary to facilitate the conveyance and financing of the property. The map would provide the legal and graphic framework necessary to support the associated real estate transactions and financing requirements. Plot Plan No. 250045 (PPT250045) is a proposal for the design standards and guidelines for the development of 157 single-family dwelling structures.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	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
X	Caltrans District # 8		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 8
	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	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 6		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	X	Other: City of Menifee; Eastern Municipal Water Dist. RivCo Flood Control and Water Conservation
	Housing & Community Development	X	Other: RivCo Fire Dep.; RivCo ALUC; Romoland School Dist; Perris Union High School Dist.
X	Native American Heritage Commission		

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

Starting Date 11/05/2026 Ending Date 12/04/2026

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions, Inc.
Address: 3333 Michelson Drive, Suite 500
City/State/Zip: Irvine, CA 92612
Contact: Alexis Brito
Phone: (949)744-1312

Applicant: Dane Palanjian, EPD Solutions, Inc.
Address: 3333 Michelson Drive, Suite 500
City/State/Zip: Irvine, CA 92612
Phone: (949)433-7646

Signature of Lead Agency Representative: Mona Mossayeb Digitally signed by Mona Mossayeb Date: 2026.11.03 16:42:51 -08'00' **Date:** 11/3/2026

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

Assessor’s Parcel No:

327-480-(001-022), 327-481-(001-012), 327-490-(001-016), 327-491-(001-018)