RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

Riverside County Planning Department
P.O. Box 1409, Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§l5000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 30-day public review period from Thursday, November 5, 2026, through Friday, December 4, 2026.

Project Title: General Plan Amendment No. 250018 (GPA250018), Change of Zone No. 2500031 (CZ2500031), Tentative Tract Map No. 39316 (TTM39316), Tentative Parcel Map No. 39455 (TPM39455), and Plot Plan No. 250045 (PPT250045)

Project Location: The 39.09 acres project site is located south of Mahogany Lane, east of Tradewinds Drive, north of Mapes Road, and west of Palomar Road (APN: 327-480-001 through 022, 327-481-001 through 012, 327-490-001 through 016, 327-491-001 through 018). The specific cadastral location of the site is 33°45'34.5"N 117°09'54.2"W.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Brief Project Description: 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.

30-Day Document Review: The IS-MND is available for public review from Thursday, November 5, 2026, through Friday, December 4, 2026 at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed via the RCPD website, https://planning.rctlma.org/.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Potentially Significant Environmental Impacts: Cumulative effects resulting from implementation of the Project have been evaluated throughout the Mitigated Negative Declaration (MND). The MND concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance through the incorporation of mitigation measures identified herein and included as conditions of approval. Analysis of the Project identified potentially significant impacts in the following issue areas:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Paleontological Resources
- Mandatory Findings of Significance

However, through the implementation of the mitigation measures identified in the MND, all potential impacts would be reduced to a less than significant level.

Public Hearings:
Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

Please send all written correspondence to:
Riverside County Planning Department Attn:
Mona Mossayeb
P.O. Box 1409
Riverside, CA 92502-1409
Email: mmossayeb@rivco.org
Phone: 951-955-6187