



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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 21108 or 21152 of the California Public Resources Code.

TTM38823, PPT230051

Project Title / Case Number

Joseluis Aparicio (Contract Planner): 951-955-6035

County Contact and Phone Number

SCH No. 2018101010

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bill Lo

Project Applicant

APN's 466-310-001

Address

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

Project Location

TENTATIVE TRACT MAP NO. 38823 is a Schedule "A" subdivision of 16.38 gross acre site into ninety-five (95) single family residences, three (3) drainage basins, and two (2) open space(paseo) lots. This subdivision is a further subdivision of a portion of lot 447 from Tentative Tract Map No. 37439. PLOT PLAN NO. 230051 is a proposed design manual for Tentative Tract Map No. 38823 as required by the Planned Residential Zone.

Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on September 17th 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the addendum of the EIR.
2. An addendum to the original Environmental Impact Report (EIR) 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; however, mitigations have been included as conditions of approval to the Project.
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 final EIR addendum 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

Contract Planner

Title

9/22/2025

Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500847
09/23/2025 04:01 PM Fee: \$ 50.00
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Please charge deposit fee case#: TTM38823 CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

Removed: _____ By: _____ Deputy

