



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

DATE: June 26, 2026

TO: Responsible/Trustee Agencies/Parties of Interest

PROJECT CASE NO./TITLE: Tentative Tract Map No. 38483 (TTM38483)

PROJECT LOCATION: TTM38483 ("Project") is located in unincorporated Riverside County on the east side of Eucalyptus Road, west of Holcomb Road, south of Holland Road and north of Craig Avenue (Exhibits 3 and 4). As shown in the Project Location Map (Exhibit 4), the 28.22-acre site consists of three parcels (APNs 466-310-019, -020, and -021). It is situated west of Highway 79 (Winchester Road) and is bounded by Eucalyptus Road to the east and Holcomb Road to the west, between Holland Road and Craig Avenue.

The following approval is requested from the County of Riverside to Implement the Project:

PROJECT DESCRIPTION: Tentative Tract Map No. 38483 is a proposal for a Schedule "A" subdivision of 28.22 gross acres to create 96 lots for residential dwellings, one (1) water basin lot, and three (3) open space/ landscaped lots. Open space and park are proposed to be maintained by HOA.

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
Attn: Mona Mossayeb, Project Planner

PROJECT SPONSOR:

Applicant: RMD Inland Investors, LLC
1920 Main Street, Suite 500
Irvine, CA 92614
email: DBarbour@RichlandCommunities.com

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department has prepared a Draft Mitigated Negative Declaration (MND) for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the Draft- MND. Information in that regard should be submitted to this office as soon as possible, but not later than the **thirty (30) day public review period from:**

Wednesday, July 1, 2026, to Friday, July 31, 2026 at 5:00 p.m.

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:



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- Biological Resources
- Noise
- Geology / Soils
- Paleontological Resources
- Hazards & Hazardous Waste

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

The Mitigated Negative Declaration is available on-line at: <https://planning.rctlma.org/environmental-notices-ceqa> under Environmental Noticing. If you have any questions please contact Mona Mossayeb, Project Planner at (951) 955-6187.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

A handwritten signature in blue ink, appearing to be 'Mona Mossayeb', is written over a horizontal line.

Mona Mossayeb, Project Planner