# 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 #** 2026110156

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

**Local Action Type:**

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

**Development Type:**

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

**Project Issues Discussed in Document:**

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