



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

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 in compliance with Section 21152 of the California Public Resources Code.

SP00286A08, GPA210219, CZ2100234, TTM38300, PPT230031
Project Title/Case Numbers

Russell Brady
County Contact Person

(951) 955-3025
Phone Number

1992032040
State Clearinghouse Number (if submitted to the State Clearinghouse)

Griffin Residential
Project Applicant

110 N Lincoln Ave, Unit 100, Corona, CA 92882
Address

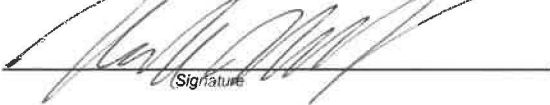
The proposed Project is located south of Benton Road, east of Moser Road, north of Auld Road, west of Washington Street
Project Location

SP00286A08 is a request to amend the land use designation of approximately 20 acres of the current 36.7-acre Planning Area 48 to 13.0 acres of Medium High Density Residential (MHDR) (PA 53) for 95 dwelling units and 7.0 acres to High Density Residential (HDR) (PA 54) for 93 dwelling units. The remaining 16.7 acres of Planning Area 48 would remain designated as Commercial Tourist (CT). GPA210219 is a proposal to modify the land use designations consistent with the proposed Specific Plan Amendment. CZ2100234, is a proposal to modify the Planning Area Boundaries of Planning Areas 48 to accommodate the new Planning Areas 53 and 54 consistent with SP00286A08 and modify the Permitted Uses and Development Standards of Planning Areas 53 and 54 in the Specific Plan document and the Specific Plan Zoning Ordinance. TTM38300 is a Schedule "A" Map to subdivide the 20.02 gross acre site into 95 single-family residential lots with a minimum lot size of 2,800 sq. ft., 3 lots to accommodate 93 condominium units, and 3 open space lots for park and drainage purposes. PPT230031 is a proposal for a development plan for the 95 single family lots and 93 condo units.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 2, 2024, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to EIR No. 374 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted for EIR No. 374.
5. A statement of Overriding Considerations WAS adopted for EIR No. 374
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, 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

Russell Brady, Contract Planner
Title

4/2/24
Date

Date Received for Filing and Posting at OPR: _____



EA 38936

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200400244

Lead Agency: COUNTY PLANNING Date: 03/17/2004

County Agency of Filing: Riverside Document No: 200400244

Project Title: EA 38936; TR 29214

Project Applicant Name: SHEA HOMES/CAROL POWERS Phone Number: _____

Project Applicant Address: 38595 MARACAIBO CIR. WEST PALM SPRINGS CA 92264

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

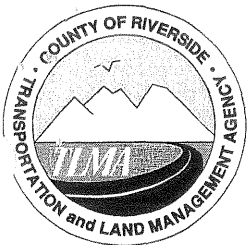
<input checked="" type="checkbox"/> Environmental Impact Report	<u>\$850.00</u>
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	<u>\$64.00</u>
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	<u>\$914.00</u>



Signature and title of person receiving payment: _____

Notes:

CFG 02385



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

FILED
RIVERSIDE COUNTY

MAR 17 2004

NOTICE OF DETERMINATION

GARY L. ORSO
By *C. Kohler* C. Kohler
Deputy

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EA 38936 TR29214
Project Title: Case Numbers

State Clearinghouse Number Contact Person Area Code/No./Ext.

Shea Homes / Carol Powers, 38595 Maracaibo Circle West, Palm Springs, 92264
Project Applicant/Property Owner and Address

Located north of Benton Road, east of Pourroy Road, west of Washington Street, and south of Shrimp Lane.
Project Location

TR29214 proposes to subdivide 135 acres into 371 single family residential lots.
Project Description

to advise that the Riverside County Planning Commission has approved the above-referenced project on January 14, 2004, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for the project.
- A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

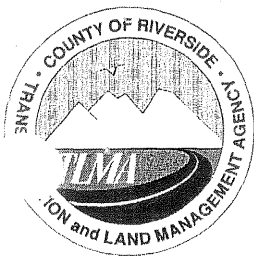
Adam Rush Project Planner February 11, 2004
Signature Adam Rush Title Date

COUNTY CLERK
Filed per P.R.C. 21152
POSTED

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY <i>Please charge deposit fee case #: EA38936</i>	MAR 17 2004 Removed: APR 19 2004 By: <i>C. Kohler</i> Dept. County of Riverside, State of California CFG02385 / 00855
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ORIGINAL

FEB 24 2004 1.2



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Tentative Tract Map No. 29214

Environmental Assessment No. EA38936

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY: *See attached Initial Study.*

COMPLETED/REVIEWED BY:

By: Adam Rush

Title: Project Planner

Date: February 11, 2004

Applicant/Project Sponsor: Shea Homes

Submitted: February 4, 2003

ADOPTED BY:

- Board of Supervisors
- Planning Commission
- East Area Planning Council
- Planning Director
- Other

Person Verifying Adoption: Adam Rush
Title: Project Planner
Date: January 14, 2004

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, 2nd Floor, Indio, CA 92201
- Riverside County Planning Department, 39493 Los Alamos Road, Murrieta, California 92563
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact Adam Rush, at (909) 955-5132

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED 18802330

4080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: MANSIR HEIDI \$64.00
paid by: CK 32619617
EA38936
paid towards: CFG02385 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 04, 2003 14:57
CFEIST posting date Feb 04, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COPY 2-TLMA ADMIN

* REPRINTED *

FEB 24 2004

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * 0016148

4080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: COSCAN, STEWART PARTNERSHIP \$928.00
paid by: CK 3919 16-24
paid towards: CFG00855
at parcel:
appl type: XCFG

By _____ Oct 11, 1994 12:38
RIV posting date Oct 11, 1994

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

COPY 2-TLMA ADMIN

* REPRINTED *

FEB 24 2004

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