



# 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

**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

County of Riverside County Clerk

**SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.**  
TR36504R01

*Project Title / Case Number*

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

*County Contact and Phone Number*

**SCH No.**

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

**Trip Hord Associates**

*Project Applicant*

APN's 458-250-012, 458-250-013

*Address*

**The Project site is North of Stetson Avenue, east of Highway 79, and south of Caitlin Avenue.**

*Project Location*

**Tentative Tract Map No. 36504 Revision No. 1 is revision to an approved Schedule "A" subdivision of approximately 162.05 gross acres into 527 single-family residential lots, an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado. The revision proposes to reorient streets and revise grading design to accommodate Highway 79 infrastructure improvements, and establish a Phasing Plan of two phases, with 230 lots and 297 lots, respectively. The revised map will create a total of 527 residential lots, 11 lettered lots, an 8.52-acre park lot, a regional debris basin lot, and a resource protection area lot; with an offsite water quality/detention basin located to the south**

*Project Description*

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on October 29<sup>th</sup> 2024, 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 MND.
2. An addendum to the original Mitigated Negative Declaration (MND) 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 MND 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*

11/1/2024

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: CEQ 220013 CFG / CDFW

**FOR COUNTY CLERK'S USE ONLY**