

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Intent to Adopt a Mitigated Negative Declaration – CEQ190048 - Applicant: Highgrove INV, LLC - Representative: Sagecrest Planning, c/o Lindsay Ortega, AICP - First Supervisorial District - Highgrove - Location: Northeast corner of Mt Vernon Avenue and Center Street – 9.17 Gross Acres – Community Development: Medium Density Residential (CD: MDR) - Zoning: One-Family Dwelling (R-1)

GENERAL PLAN AMENDMENT NO. 190009, ZONE CHANGE NO. 1900026, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, and CONDITIONAL USE PERMIT NO. 200030 proposes subdividing the Project Site into three numbered lots, comprising 52 single family residential condominium units with five (5) community maintained lettered lots (Parcel 1), two commercial lots (Parcels 2 and 3), and two lettered lots for the purposes of right-of-way dedication to the County (Lots A and B). The Proposed Project would involve construction of a 4,088 square foot (SF) convenience store with a 3,096 sf, 6 pump (12 spaces) fueling station and canopy (Parcel 3) and an 8,373-sf retail building (Parcel 2) on the western portion of the Project Site. Amendments to the County's General Plan Land Use Map would amend the land use designation of the Project Site from Community Development: Medium Density Residential (CD:MDR) to Community Development: High Density Residential (CD: HDR) (Parcel 1) and Community Development: Commercial Retail (CD: CR) (Parcels 2 and 3). A Zone Change would amend only the parcels (Parcels 1 and 2) proposed for commercial use from the current zoning designation of One-Family Dwelling (R-1) to General Commercial (C-1/C-P). The zoning for Parcel 1 will remain One-Family Dwelling (R-1). **APN: 255-150-001**

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The Planning Commission and the County Board of Supervisors will consider the Proposed Project and the proposed Mitigated Negative Declaration at future noticed public hearings. The proposed Mitigated Negative Declaration is available for review online on the Planning Department website at <https://planning.rctlma.org>, listed under CEQA Environmental Noticing.

The public review period to comment on the environmental document is from Thursday, January 5, 2023, to Friday, February 3, 2023. Any person wishing to comment on the Proposed Project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the Proposed Project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearings or in written correspondence delivered to the Planning Director at, or prior to, the public hearings. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the Proposed Project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the Proposed Project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: JOSE MERLAN
P.O. Box 1409, Riverside, CA 92502-1409