

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 #

Project Title: Highgrove Residential and Commercial Development Project

Lead Agency: County of Riverside Contact Person: Jose Merlan
 Mailing Address: PO Box 1409 Phone: (951) 955-3200
 City: Riverside Zip: 92502-1409 County: Riverside

Project Location: County: Riverside City/Nearest Community: Highgrove (unincorporated)
 Cross Streets: Center Street/Mount Vernon Avenue Zip Code: 92507

Longitude/Latitude (degrees, minutes and seconds): 34 ° 59 ' 22 " N / 117 ° 18 ' 44.58 " W Total Acres: 9.17

Assessor's Parcel No.: 255-150-001 Section: 9 Twp.: 2S Range: 4W Base: _____

Within 2 Miles: State Hwy #: I-215 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Highgrove Elementary School

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: _____

Development Type:

Residential: Units 52 Acres 6.40
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 12,461 Acres 2.05 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:

General Plan: Community Development: Medium Density Residential (CD:MDR); Zoning: One Family Dwelling (R-1)

Project Description: (please use a separate page if necessary)

The Proposed Project consists of 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 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 the zoning designation of the Project Site from One-Family Dwelling (R-1) to One-Family Dwelling (R-1) (Parcel 1) and General Commercial (C-1/C-P) (Parcels 2 and 3). APN: 255-150-001

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<u> S </u> Air Resources Board	<u> </u> Office of Historic Preservation
<u> </u> Boating & Waterways, Department of	<u> </u> Office of Public School Construction
<u> </u> California Emergency Management Agency	<u> </u> Parks & Recreation, Department of
<u> </u> California Highway Patrol	<u> </u> Pesticide Regulation, Department of
<u> S </u> Caltrans District # <u> 8 </u>	<u> </u> Public Utilities Commission
<u> </u> Caltrans Division of Aeronautics	<u> S </u> Regional WQCB # <u> 8 </u>
<u> </u> Caltrans Planning	<u> </u> Resources Agency
<u> </u> Central Valley Flood Protection Board	<u> </u> Resources Recycling and Recovery, Department of
<u> </u> Coachella Valley Mtns. Conservancy	<u> </u> S.F. Bay Conservation & Development Comm.
<u> </u> Coastal Commission	<u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<u> </u> Colorado River Board	<u> </u> San Joaquin River Conservancy
<u> S </u> Conservation, Department of	<u> </u> Santa Monica Mtns. Conservancy
<u> </u> Corrections, Department of	<u> </u> State Lands Commission
<u> </u> Delta Protection Commission	<u> </u> SWRCB: Clean Water Grants
<u> </u> Education, Department of	<u> </u> SWRCB: Water Quality
<u> </u> Energy Commission	<u> </u> SWRCB: Water Rights
<u> S </u> Fish & Game Region # <u> 6 </u>	<u> </u> Tahoe Regional Planning Agency
<u> </u> Food & Agriculture, Department of	<u> S </u> Toxic Substances Control, Department of
<u> </u> Forestry and Fire Protection, Department of	<u> </u> Water Resources, Department of
<u> </u> General Services, Department of	<u> </u> Other: _____
<u> </u> Health Services, Department of	<u> </u> Other: _____
<u> </u> Housing & Community Development	
<u> S </u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 5, 2023 Ending Date February 3, 2023

Lead Agency (Complete if applicable):

Consulting Firm: Sagecrest Planning and Environmental Applicant: Highgrove INV,LLC
Address: 27128 Paseo Espada, Suite 1524 Address: 7111 Indiana Avenue, Suite 300
City/State/Zip: San Juan Capistrano, CA 92675 City/State/Zip: Riverside, CA 92504
Contact: Lindsay Ortega Phone: _____
Phone: 714-488-1529

Signature of Lead Agency Representative:  Date: 12/28/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.