

# 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 # 2023010057**

**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 72 Acres 9.17  
 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:**

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

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

General Plan Amendment No. 190009, Tentative Tract Map No. 37743 and Plot Plan No. 200017. The General Plan Amendment (GPA 190009) is to amend the land use designation from Community Development: Medium Density Residential (CD: MDR) to Community Development: Medium High Density Residential (CD: MHDR) to allow for 72 dwelling units on 9.17 acres. A development density change from five units to eight units per acre. Tentative Map No. 37743 is a Schedule "A" Subdivision Map that includes the subdivision of 9.17 gross acres into 72 parcels. Plot Plan No. 200017 is for the site design and development of 72 single-family detached units, open space area and a water quality basin. APN: 255-150-001. This proposed project is located: north of Center Street, south of Teresa Street, east of Mt. Vernon Avenue, and west of Carlin Lane in the First Supervisorial District.

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 July 19, 2024 Ending Date August 19, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Sagecrest Planning and Environmental</u>	Applicant: <u>Highgrove INV,LLC</u>
Address: <u>27128 Paseo Espada, Suite 1524</u>	Address: <u>7111 Indiana Avenue, Suite 300</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Riverside, CA 92504</u>
Contact: <u>Kelly Ribuffo</u>	Phone: _____
Phone: <u>352-262-6323</u>	

Signature of Lead Agency Representative:  Date: 7/17/2024

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