



# 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.

**GENERAL PLAN AMENDMENT NO. 190009, TENTATIVE TRACT MAP NO. 37743, PLOT PLAN NO. 200016 AND 200017, AND MITIGATED NEGATIVE DECLARATION NO. CEQ190048**

*Project Title/Case Numbers*

José Merlan, Principal Planner  
*County Contact Person*

(951) 955-0314  
*Phone Number*

2023010057

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

Highgrove INV, LLC  
*Project Applicant*

7111 Indiana Avenue, Suite 300, Riverside, CA 92504  
*Address*

Northeast corner of Mt. Vernon Avenue and Center Street, Unincorporated Highgrove  
*Project Location*

**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.

*Project Description*

This is to advise that the Riverside County Board of Supervisors as the lead agency, has approved the above-referenced project on 08/27/2024, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,764.00+\$50.00**) 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 adopted.
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 EIR with comments, responses, and record of project approval, or the negative Declaration, is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

Principal Planner

*Title*

August 28, 2024

*Date*

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

Revised: 12/21/2021

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*Please charge deposit fee case#:* EA / CEQ

CFG / CFW

**FOR COUNTY CLERK'S USE ONLY**

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