

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Highland GroveLead Agency: Riverside CountyContact Name: Jose MerlanEmail: jmerlan@RIVCO.ORG Phone Number: 951-955-0314Project Location: North of El Sobrante Rd. & east of McAllister St., unincorporated Riverside County
City County

Project Description (Proposed actions, location, and/or consequences).

The Project includes a General Plan Amendment (GPA 240072), Change of Zone (CZ 2400026), a Tentative Tract Map (TTM 38927), and an Agricultural Preserve Diminishment (APD 240006). GPA 240072 would reconfigure the existing land use designations of "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community – Low Density Residential (RC-LDR)" to match the areas proposed for development with residential uses, with no change to the overall acreage for these land uses. CZ 2400026 would modify the Project site's existing zoning classification from "Light Agricultural, 10-Acre Minimum Lot Size (A-1-10)" to "One-Family Dwelling Zone (R-1)." TTM 38927 is a proposal to subdivide the 112.34-acre property to accommodate a total of 206 residential lots on minimum 10,000 s.f. lots on 58.7 acres, two water quality basins on 3.1 acres, two park sites on 3.5 acres, 23 lots for open space/slopes on 8.1 acres, 13 undisturbed open space lots on 15.4 acres, and approximately 23.5 acres of roadways. APD 240006 would authorize the diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 18 to remove the 112.34-acre property from Agricultural Preserve No. 1 (a Notice of Non-Renewal previously removed the property from a Williamson Act Contract).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project's EIR will evaluate potential impacts under the issue areas of Aesthetics; Agriculture and Forest Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Paleontological Resources; Population and Housing; Public Services; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. Significant impacts of the proposed Project, along with mitigation measures to address the Project's significant impacts, will be identified in the forthcoming EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of known controversy at this time.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board
Riverside County Flood Control and Water Conservation District (RCFCWCD)
Western Municipal Water District (WMWD)

Additional responsible and trustee agencies, if any, will be identified in the forthcoming EIR.