



Charissa Leach  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: May 17, 2024

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Lake Matthews/Woodcrest Area Plan of unincorporated Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Highland Grove – General Plan Amendment (GPA 2400072), Change of Zone (CZ 2400026), Tentative Tract Map No. 38927 (TTM 38927), and Agricultural Preserve Diminishment No. APD240006 (El Sobrante 1)

PROJECT LOCATION AND DESCRIPTION: The 112.34-acre property is located north of El Sobrante Road, east of McAllister Street, and south of Sweet Avenue in the Lake Mathews/Woodcrest community of unincorporated Riverside County. The Project includes applications for a General Plan Amendment (GPA 240072), Change of Zone (CZ 2400026), a Tentative Tract Map (TTM 38927), and an Agricultural Preserve Diminishment (APD 240006) to facilitate future development of the 112.34-acre property with 206 single-family detached residential units. 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 RC-VLDR and RC-LDR land uses, which would remain at 6.52 acres and 105.82 acres, respectively. 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 was filed for the property, and the property is no longer subject to a Williamson Act Contract). Governmental approvals requested by the Project Applicant from Riverside County to implement the Project consist of the following:

1. Adoption by resolution of General Plan Amendment (GPA 2400072)
2. Adoption by ordinance of Change of Zone (CZ 2400026)
3. Adoption by resolution of Tentative Tract Map No. 38927 (TTM 38927)
4. Adoption by resolution of Agricultural Preserve Diminishment No. APD240006 (El Sobrante 1)

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Jose Merlan, Principal Planner

**PROJECT SPONSOR:**

Applicant: Adkan Engineers  
Attn. Mitch Adkison  
Address: 3879 Airport Drive  
Riverside, CA 92504

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report (EIR) for the above-described Project. The purpose of this notice is to solicit input from the public as to the scope and content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

SCOPE OF ANALYSIS: It is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed Project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR. The Scoping Session is not a public hearing on the merit of the proposed Project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the Project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter  
DATE OF SCOPING SESSION: June 3, 2024

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/public-hearings>. For further information regarding this Project please contact Project Planner Jose Merlan at (951) 955-0314 or email at [jmerlan@rivco.org](mailto:jmerlan@rivco.org), or go to the County Planning Director's Hearing agenda web page at <https://planning.rctlma.org/2024-directors-hearing-meetings>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jose Merlan, Principal Planner  
P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Jose Merlan, Urban and Regional Planner IV at (951) 955-0314.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



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Jose Merlan, Principal Planner, for John Hildebrand, Planning Director