



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF COMPLETION AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HIGHLAND GROVE IV PROJECT

DATE: March 11, 2026

STATE CLEARINGHOUSE NO.: 2024050835

PROJECT NO. AND NAME: Highland Grove IV: General Plan Amendment No. 240072 (GPA 240072), Change of Zone No. 2400026 (CZ 2400026), Tentative Tract Map No. 38927 (TTM 38927), and Agricultural Preserve Diminishment No. 240006 (APD 240006)

From: Riverside County Planning Department
Contact Person: Jose Merlan, Principal Planner
Phone: (951) 955-0314

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON APRIL 27, 2026.

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2024050835, for the project as described below.

Project Location: The 111.6-acre Project site is located within the Victoria Grove community of the Lake Matthews/Woodcrest Area Plan (LMWAP) of unincorporated Riverside County. The Project site is located 0.3-mile north of El Sobrante Road, 0.1-mile east of McAllister Street, approximately 2.7 miles southeast of State Route (SR) 91, approximately 5.8 miles east of Interstate 15 (I-15), and approximately 9.3 miles west of Interstate 215 (I-215). The Project site encompasses Assessor Parcel Numbers (APNs) 270-060-005, 270-060-009, 270-060-016, 270-070-001, 270-070-002, and 270-160-004. The Project site is located in Section 32, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian.

Project Description: The Project as evaluated in the Project's EIR consists of applications for a General Plan Amendment (GPA 240072), Change of Zone (CZ 2400026), Tentative Tract Map (TTM 38927), and an Agricultural Preserve Diminishment (APD 240006) for a 111.6-acre property (herein, "Project site") located east of McAllister Street and north of El Sobrante Road in the Victoria Grove community of the LMWAP portion of unincorporated Riverside County. Collectively, approval of these discretionary actions would allow for the development of the Project site with 206 single-family detached residential units on minimum 10,000 square-foot (s.f.) lots on approximately 57.8 acres; one park on approximately 1.9 acres; two detention/water quality basins on approximately 3.3 acres; slopes and open space on approximately 25.0 acres; and internal public roadways on approximately 23.6 acres. Access to the Project site would be accommodated via a proposed on-site roadway, Street A. Street A would connect to Travertine Road near the Project's northeastern boundary, would extend southerly through the western portions of the Project site, and would connect to a roadway proposed along the southern Project boundary as part of the adjacent Tentative Tract Map 38605 that would provide a connection to El Sobrante Road to the south. The governmental approvals requested from Riverside County to implement the Project consist of the following:

- **General Plan Amendment No. 240072 (GPA 240072)** is proposed to reconfigure the site's adopted General Plan and LMWAP land use designations of "Rural Community – Very Low Density Residential (RC-VLDR)" and "Rural Community – Low Density Residential (RC-LDR)." Specifically, under existing conditions the RC-VLDR land use

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designation is clustered in the northeastern portions of the Project site, while the remaining portions of the site are designated for RC-LDR land uses. With approval of GPA 240072, the RC-VLDR land use designation would be reconfigured to extend along the eastern boundary of the Project site. The total acreage of the RC-VLDR and RC-LDR land use designations on site would remain unchanged at 6.7 acres and 104.9 acres, respectively; thus, approval of GPA 240072 would not allow for an increase in residential density on site as beyond what already is allowed on site under existing conditions

- Change of Zone No. 2400026 (CZ 2400026) is a proposed change to the zoning classification for the Project site from “Light Agriculture, 10-Acre Minimum Lot Size (A-1-10)” to “One Family Dwellings, 10,000 s.f. Minimum Lot Sizes (R-1-10,000)” to allow for residential development on site on minimum 10,000 s.f. lots along with limited agricultural uses, consistent with the site’s adopted General Plan land use designations of RC-VLDR and RC-LDR
- Tentative Tract Map No. 38927 (TTM 38927) would subdivide the 111.6-acre Project site to accommodate 206 single-family detached residential units on approximately 57.8 acres; two detention/water quality basins on 3.3 acres; one lot for park uses on 1.9 acres; 25 lots for manufactured slopes on approximately 10.4 acres; 7 lots for undisturbed open space areas on approximately 14.7 acres; and 17 lots for on-site public roadways on 23.6 acres.
- Agricultural Preserve Diminishment (APD 240006) is proposed to authorize the diminishment of El Sobrante Agricultural Preserve No. 1, Map No. 18 to remove the 111.6-acre property from El Sobrante Agricultural Preserve No. 1. Because a Notice of Non-Renewal previously was filed for the property and because the property is no longer subject to a Williamson Act Contract, APD 240006 only would remove the property from Agricultural Preserve No. 1, Map No. 18.

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County’s website (<https://planning.rctlma.org/environmental-notice-ceqa>).

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **March 12, 2026**, and ending **April 27, 2026**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than **5:00 PM April 27, 2026**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Jose Merlan, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to jmerlan@RIVCO.ORG.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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