

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 # 2024050835**Project Title:** Highland Grove IV

Lead Agency: Riverside County

Contact Person: Jose Merlan

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-0314

City: Riverside

Zip: 92501

County: Riverside County

Project Location: County: Riverside County City/Nearest Community: Lake Mathews/Woodcrest Community (Unincorporated)

Cross Streets: 0.3-mile north of El Sobrante Road & 0.1-mile east of McAllister Street

Zip Code: 92503

Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 04 " N / 117 ° 25 ' 52 " W Total Acres: 111.6

Assessor's Parcel No.: 270-060-(005, 009, 016), 270-070-(001, 002, 004)

Section: 32 Twp.: 03S

Range: 05W

Base: San Bernardino

Within 2 Miles: State Hwy #: None

Waterways: Lake Mathews

Airports: None

Railways: None

Schools: Lake Mathews ES

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: 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: Ag. Preserve Diminishment**Development Type:** Residential: Units 206 Acres 57.8 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type Internal public roadways: 23.6 acres Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: One park on approximately 1.9 acres Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: Detention/Water Quality Basins: 3.3 acres; Slopes & Open Space: 25.0 acres.**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: Paleontological Resources**Present Land Use/Zoning/General Plan Designation:**

Vacant and undeveloped/A-1-10 (Light Agricultural Zone)/Rural Community - Very Low & Low Density Residential (RC-VLDR/RC-LDR)

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

The Project 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 Lake Mathews/Woodcrest Area Plan 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.

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".

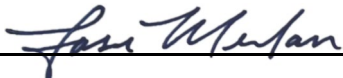
<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 12, 2026 Ending Date April 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Adkan Engineers</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>6879 Airport Drive</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Riverside, CA 92504</u>
Contact: <u>Jerrica Harding</u>	Phone: <u>(951) 688-0241</u>
Phone: <u>(714) 505-6360 ext. 101</u>	

Signature of Lead Agency Representative:  Date: March 11, 2026

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