RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project Name/Number: Highland Grove II: Tentative Tract Map No. 38910, Change Of Zone No. 2400032, General Plan Amendment No. 240084, Agricultural Preserve Diminishment No. 240002, Agricultural Preserve Non-Renewal No. 240002

Project Applicant: Tommy Eckes, Pulte Group

Representative: Prathna Maharaj, AICP, FirstCarbon Solutions

Project Location: The project site is located at 13300 and 13456 El Sobrante Road, 0.4 mile east of the intersection of El Sobrante Road and McAllister Street, in unincorporated western Riverside County, California. The project site is identified by Assessor's Parcel Numbers (APNs) 270-160-002,-003,-018,-020,-021,-022,-023, and-024. The project site has a split land use designation for APN 270-160-002 of Community Development: Medium Density Residential (CD:MDR) and Rural Community–Low Density Residential (RC:LDR). The remaining parcels (APN 270-160-003, - 018, -020, -021, -022, -023, and -024) are designated Rural Community–Low Density Residential (RC:LDR). The project site has two zoning classifications: Light Agricultural 10 Acre Minimum and Light Agriculture with Poultry.

The project site is not included on any list of hazardous materials sites enumerated under Government Code Section 65962.5 (Cortese List).

Project Description: The Highland Grove II Project (proposed project) would subdivide the project site into 128 lots to be developed with single-family detached residential dwelling units, at a density of approximately two dwelling units per acre. The proposed project would provide access via an ingress/egress road off El Sobrante Road with interconnecting internal roadways. In addition, the proposed project would include fuel treatment zones which provide 100 feet of fuel treatment including defensible space zone for fire suppression forces. Additionally, the project site would connect to existing water, sewer, electrical, telephone, and gas utilities in the El Sobrante Road right-of-way, and all existing power poles on the project site would be relocated underground. The proposed project is comprised of the following applications: Tentative Tract Map (TTM38910), Change of Zone (CZ2400032), General Plan Amendment (GPA240084), Agricultural Preserve Diminishment (APD240002), and Agricultural Preserve Nonrenewal (APN240002).

The Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment and has recommended adoption of a Mitigated Negative Declaration. The proposed Initial Study/Mitigated Negative Declaration (IS/MND) is available for review online on the Planning Department website, under CEQA Environmental Noticing (https://planning.rctlma.org/environmental-notices-ceqa).

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Public Review Period: The environmental document is available for public review and comment beginning on **Wednesday August 26, 2026 and ending on Thursday September 25, 2026**. Any person wishing to comment on the proposed project may submit their comments in writing by mail or email. All comments on the Draft IS/MND must be submitted no later than **Thursday September 25, 2026**.

All comments received during the comment period will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearings or in written correspondence delivered to the Planning Director at, or prior to, the public hearings. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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.