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 #

Project Title: Highland Grove II (TTM38910)

Lead Agency: County of Riverside | Contact Person: Jose Merlan

Mailing Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501 | Phone: (951) 486-3351

City: Unicorporated | Zip: 92501 | County: Riverside

Project Location: County: Riverside | City/Nearest Community: Riverside

Cross Streets: El Sobrante Road, McAllister Street, and Vista del Lago Drive | Zip Code: 92503

Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ′ 418 ″ N / 117 ° 25 ′ 42.5 ″ W Total Acres: 60.68

Assessor's Parcel No.: 270-160-002, -003, -018, -020, -021, -022, -023, and -024 | Section: 32 | Twp.: 3 South | Range: 5 West | Base: San Bernadino Baselin

Within 2 Miles: State Hwy #: None | Waterways: Lake Matthews,

Airports: None | Railways: None | Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ ■ General Plan Amendment ☐ General Plan Element ☐ Community Plan

☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ■ Site Plan

■ Rezone ☐ Prezone ☐ Use Permit ■ Land Division (Subdivision, etc.)

☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

■ Residential: Units 128 Acres 60.68

☐ Office: Sq.ft. ____ Acres ____ Employees ____

☐ Commercial: Sq.ft. ____ Acres ____ Employees ____

☐ Industrial: Sq.ft. ____ Acres ____ Employees ____

☐ Educational: ____

☐ Recreational: ____

☐ Water Facilities: Type ____ MGD ____

☐ Transportation: Type ____

☐ Mining: Mineral ____

☐ Power: Type ____ MW ____

☐ Waste Treatment: Type ____ MGD ____

☐ Hazardous Waste: Type ____

☐ Other: ____

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:

Present Land Use/Zoning/General Plan Designation:

LU: Community Development: Medium Density Residential, Rural Community − Low Density Residential / Z: Light Agricultural 10 Acre Minimum and Light Agriculture with Poultry

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

The applicant proposes subdividing the Project Site into 128 lots to be developed with single-family detached residential dwelling units, for a density of two dwelling units per acre. The proposed project would include 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 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 different zoning classifications, Light Agricultural 10 Acre Minimum and Light Agriculture with Poultry.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date August 26, 2026 Ending Date September 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions
Address: 250 Commerce, Suite 210
City/State/Zip: Irvine, CA 92602
Contact: Prathna Maharaj
Phone: 6505151516

Applicant: Tommy Eckes, Pulte Group
Address: 27401 Los Altos, Suite 400
City/State/Zip: Mission Viejo, CA 92691
Phone: 814.777.3213

Signature of Lead Agency Representative: _____ **Date:** 8/20/26

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