



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk  
**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** Highgrove Town Center/SMF210001/PPT210011/CEQ210014

**Project Location:** Center Street/Spring Street near Garfield Avenue, Highgrove, Riverside, CA 92507

**Project Description:** Special multiple family request to create 846 attached residential dwelling units within several detached buildings across 65.20 acres gross. The project also includes trails, open space, public and private parks, landscaping, off-site parking, and public and private streets. The project will require subsequent approvals from the County of Riverside, including a Tentative Tract Map.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Foremost Center Street, LLC 27271 Las Ramblas Unit:100, Mission Viejo, CA 92691

**Exempt Status:**

- Ministerial (*Pub. Resources Code, § 21080(b)(1); State CEQA Guidelines, § 15060(c)(1), 15268*)
- Statutory Exemption (*Gov. Code, § 65583.2, subd. (i)*)

**Reasons why project is exempt:** The project is not a discretionary project subject to CEQA because the Project is permitted "by right." (Pub. Resources Code, § 21080, subd. (b)(1) [CEQA does not apply to ministerial projects]; State CEQA Guidelines, §§ 15060, subd. (c)(1), 15060(c)(1), and 15352.) Here, the approval of the project concerns ministerial activity not subject to CEQA because the County's Housing Element provides that housing projects, like the project here, on sites with a Highest Density Residential or Mixed-Use Area (MUA) land use designation allow "owner-occupied and rental multifamily developments" as a "use by right." Notably, the project is located within the Mixed Use (MU) Zone of the unincorporated area of the Riverside County. The intent of the MU Zone is to implement MUA land use designation of the Riverside County General Plan, which assists the County in accommodating its share of the regional housing needs assessment (RHNA) allocation pursuant to the Riverside County Housing Element. Multiple family dwellings that only include a residential use are permitted by right within the MU Zone. Moreover, the project is additionally not subject to CEQA under Government Code section 65583.2, subdivision (i), which provides that the local government's review of owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of [CEQA]." (Gov. Code, § 65583.2, subd. (i).)

Steven Jones 951-955-0314

Principal Planner August 9, 2021

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: PPT No. **210011** CEQ No. **210014** - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**