

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 39011 (TTM39011), GENERAL PLAN AMENDMENT NO. 250002 (GPA250002), CHANGE OF ZONE NO. 2500002 (CZ2500002), AGRICULTURAL PRESERVE DIMINISHMENT NO. 250001 (APD250001) – Intent to Adopt a Mitigated Negative Declaration (MND) – Applicant: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Land Use: Rural Community: Low Density Residential (RC:LDR) and Rural Community: Very Low Density Residential (RC:VLDR) – Location: north of El Sobrante Road, east of McAllister Street, and south of Lily Lane –36.5 Acres – Zoning: A-1-10 (Light Agriculture 10-acre minimum) – **REQUEST:** TTM39011 proposes a “Schedule A” subdivision to create 73 single-family lots and 10 open space lots on 36.5 acres, to support the future construction of single-family detached residences. The development improvements include, but are not limited to, open space, trail connectivity, water quality management area, street improvements, dedications, and street landscape. GPA250002 proposes to change the existing land use designation of 25.57 acres located at APN: 270-160-008, currently split between Rural Community: Low Density Residential (RC: LDR) and Rural Community: Very Low Density Residential (RC: VLDR), to Rural Community: Low Density Residential (RC: LDR). The 11.0 acres located at APN:270-160-006 will remain Rural Community: Low Density Residential (RC: LDR). CZ2500002 proposes to change the existing zoning classification of APN: 270-160-006 and 270-160-008 from A-1-10 (Light Agriculture with a minimum lot size of 10 acres) to R-1-10,000 (One-Family Dwelling with a minimum lot size of 10,000 sq. ft.), to allow the development of 73 lots and 10 open space lots. The open space areas include, but are not limited to, 1 open space park, 3 open space landscape areas, 2 open space conservation lots, and 1 water quality basin on approximately 36.5 acres, to support the future construction of single family detached residences. APD250001 proposes the disestablishment or diminishment of agricultural preserve No. 1 (El Sobrante 1 – Map No. 18) of APN:270-160-006 and 270-160-008 totaling approximately 36.5 acres. APN: 270-160-006 and 270-160-008.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	DECEMBER 17, 2025
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/public-hearings>. For further information regarding this project, please contact Project Planner Jose Merlan at (951) 955-0314, or email at jmerlan@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <https://planning.rctlma.org/planning-commission-meetings>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration at the public hearing. The mitigated negative declaration for the proposed project is available for review online at: <https://planning.rctlma.org/environmental-notice-ceqa>, or on the Planning Department website at: <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website at: <https://planning.rctlma.org/planning-commission-meetings>.

Public Review Period: The public review period to comment on the environmental document is from **Tuesday, November 18, 2025, through Wednesday, December 17, 2025**. The Initial Study/Mitigated Negative Declaration (IS/MND) represents the independent judgment of Riverside County, acting as the Lead Agency under the California Environmental Quality Act. The documents were circulated for public review in accordance with CEQA Guidelines, Section 15073.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission 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 Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. 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.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jose Merlan
P.O. Box 1409, Riverside, CA 92502-1409