



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
**Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

GPA250002, CZ2500002, TTM39011, and ADP250001  
*Project Title/Case Numbers*

Jose Merlan  
*County Contact Person*

951-955-0314  
*Phone Number*

2025110728  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mitch Adkison  
*Project Applicant*

6879 Airport Drive, Riverside, CA  
*Address*

North of El Sobrante Road, South of Travertine Drive, East of McAllister Street, West of Vista Del Lago Drive  
*Project Location*

General Plan Amendment No. 250002 (GPA250002), Change of Zone No. 2500002 (CZ2500002), Tentative Tract Map No. 39011 (TTM39011) and Agricultural Preserve Diminishment No. 250001 (ADP 250001) for a 36.55-acre property located east of McAllister Street and North of El Sobrante Road in the Victoria Grove Community of the Lake Mathews/Woodcrest Area Plan (LMWAP) portion of unincorporated Riverside County. GPA No. 250002 would change the General Plan land use designations applied to the 25.57 acre parcel of the property from "Rural Community: Very Low Density Residential (RC:VLDR)" and "Rural Community: Low Density Residential (RC:LDR)" to "Rural Community: Low Density Residential (RC:LDR)." Change of Zone No. 2500002 would change the zoning classification onsite from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 square foot minimum (R-1-10,000). Tentative Tract Map No. 39011 is a proposal for a Schedule "A" subdivision of 36.55 into 73 single-family residential lots with a minimum lot size of 10,000 sq ft and 10 open space lots for park, landscape, water quality and conservation. Agricultural Diminishment No. 250001 proposed the disestablishment or diminishment of agricultural preserve No. 1 (El Sobrante 1-Map No. 18) of APNs: 270-160-006 and 270-160-008 totaling approximately 36.55 acres.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 14, 2026, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,043.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

Jose Merlan  
*Signature*

Principal Planner  
*Title*

April 14, 2026  
*Date*

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

