



# 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 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, California 92211

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

Change of Zone No. 2300004, TTM38605, APD240004  
*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

2024090718  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Mitch Adkison  
*Project Applicant*

6879 Airport Drive, Riverside, CA 92504  
*Address*

North of El Sobrante Road, east of McAllister Street, and south of Travertine Drive  
*Project Location*

Change of Zone No. 2300004 is a proposal to change the zoning classification on the site from Light Agriculture, ten-acre minimum (A-1-10) to One-Family Dwellings, 10,000 sq ft minimum (R-1-10,000). Tentative Tract Map No. 38605 is a proposal for a Schedule "A" subdivision of 95.96 acres into 163 single-family residential lots with a minimum lot size of 10,000 sq ft and 32 lots for open space, drainage, and slopes. APD240004 is a proposal to remove the approximately 67 acres of the project site that is located within El Sobrante Agricultural Preserve No. 1. APNs 270-070-005, 270-070-006, 270-070-007, 270-160-005.  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on December 3, 2024, 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 (\$2,916.75+\$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.
4. Findings were made pursuant to the provisions of CEQA.

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

[Signature]  
*Signature*

Project Planner  
*Title*

12/3/24  
*Date*

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

Please charge deposit fee case#: \_\_\_\_\_

FOR COUNTY CLERK'S USE ONLY