



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

PPT180029 / CEQ180110

Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Majestic Realty c/o John Semcken
Project Applicant

13191 Crossroads Parkway, 6th Floor, City of Industry, CA 91746
Address

The project site is located north of Markham Street, south of Old Oleander Avenue, east of Decker Road and west of Harvill Avenue, within the Mead Valley Area Plan.

Project Location

PLOT PLAN NO. 180029 is a proposal for the construction and operation of a 406,496 square-foot concrete tilt-up industrial building on 21.1 acres. The building (Majestic Freeway Business Center Building 20) would include 20,325 square-feet of office area and the remaining 386,171 square-feet for warehouse space. There would be a 2.5 acre detention basin that could accommodate picnic tables along the rim of the basin and a designated parking cut-out for food trucks. A total of 280 parking spaces will be provided, including 8 for disabled persons and 8 for electric vehicles. The Assessor's Parcel No. 314-051-015 which is 19.42 net acres will be used as a potential stockpile, borrow site, and construction staging area for the development of Building 20 and the detention basin. Additionally, there would be proposed truck queuing and vehicle access driveway that would traverse between the borrow site and the project site for Building 20.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 18, 2020, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition 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 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

Project Planner

Title

Date

11/18/20

Date Received for Filing and Posting at OPR: _____

