



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.

PPT210022, TPM 38147, CEQ210040 MND

Project Title/Case Numbers

Manuel Baeza, Project Planner
County Contact Person

(951) 955-9294
Phone Number

2022030012

State Clearinghouse Number (if submitted to the State Clearinghouse)

Benjamin Horning
Project Applicant

100 Wilshire Boulevard Suite 250 Santa Monica
Address

Project Location: North of Perry Street, south of Markham Street, east of Beck Street, and west of Seaton Avenue.

Project Description: Plot Plan No. 210022 proposes to develop two (2) 49,470 square foot warehouse buildings each with 2,500 square feet of office space. Both Buildings will be provided with 16 loading docks, a separate truck trailer parking yard and a separate parking lot. The site will be subdivided to place each building on its own lot. Each building site meets parking standards independent of the other site including electrical vehicle requirements. Building 1 is located on Parcel 1 and has 34 parking spaces and parking for 55 truck trailers. Building 2 is located on Parcel 2 and has 35 parking spaces and parking for 76 truck trailers. Tentative Parcel Map No. 38147 proposes a Schedule E subdivision of 9.8 gross acres into two (2) lots. Parcel 1 has an area of 4.821 gross acres and 4.669 net acres. Parcel 2 has an area of 4.986 gross acres and 4.759 net acres.

This is to advise that the Riverside County Planning Commission as the lead agency, has approved the above-referenced project on April 6, 2022, and has made the following determinations regarding that project:

1. The Project **WILL NOT** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Manuel Baeza
Project Planner
Title

4/6/22
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ190121

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200310
04/06/2022 04:23 PM Fee: \$ 2598.00
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Removed: _____ By: _____ Deputy

