



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-356569
 STATE CLEARINGHOUSE NUMBER (if applicable)
2022050490

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE PLANNING DEPARTMENT	LEAD AGENCY EMAIL KMASON@RIVCO.ORG	DATE 12/20/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202301316	

PROJECT TITLE
PPT220002

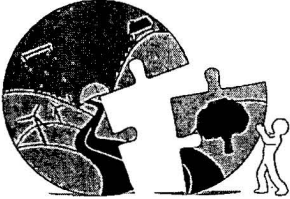
PROJECT APPLICANT NAME BCIF HARVILL BUSINESS CENTER, LP	PROJECT APPLICANT EMAIL PSCHAFFER@ARESMGMT.COM	PHONE NUMBER (949) 892-4904
PROJECT APPLICANT ADDRESS 4675 MACARTHUS CURT, SUITE 625,	CITY NEWPORT BEACH	STATE CALI
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ <u>3,839.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____
PAYMENT METHOD:		
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$ <u>3,889.25</u>

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.

PPT220002
Project Title / Case Number

Krista Mason (Urban and Regional Planner IV); 951-955-1722
County Contact and Phone Number

2022050490
State Clearinghouse Number (if submitted to the State Clearinghouse)

BCIF HARVILL BUSINESS CENTER, LP
Project Applicant

APN# 317-270-006, 317-270-010, 317-270-015, 317-270-016
Address

The Project site is located East of Tobacco Road, West of Harvill Avenue, South of Water Street, and North of Orange Avenue.
Project Location

Plot Plan No. 220002 Plot Plan No. 220002 is a request for the construction of a 434,823 square foot industrial warehouse building, including 10,000 square feet of office space. The proposed Project site is located within the western portion of the County of Riverside, west of the City of Perris. The site is comprised of four parcels identified as Riverside County's Assessor's Parcel Numbers 317-270-006, 317-270-010, 317-270-015, and 317-270-016. The project would include a truck trailer parking lot, landscaping, and associated infrastructure on a 20.57 gross acre site. Fifty-four dock doors will be installed along the eastern portion of the building. The project will be accessed from one (1) driveway on Water Street, and two (2) driveways on Orange Avenue. The western driveway at Orange Avenue would be for passenger vehicle access only. The Project proposes to allow the option to utilize approximately 30 percent, or 130,447 square feet of the building for cold storage. The Project site has a General Plan Land Use Designation of Business Park (BP) and a zoning classification of Manufacturing- Service Commercial (M-SC).
Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on December 20, 2023, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act 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 adopted.
5. A statement of Overriding Considerations WAS 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, 12th Floor, Riverside, CA 92501.

Signature

Urban and Regional Planner IV
Title

12/20/23
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202301316
12/20/2023 12:55 PM Fee: \$ 3889.25
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Removed: _____ By: _____ Deputy