



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.

CZ2100120 / PPT210133 / CEQ220015
Project Title/Case Numbers

Tim Wheeler
County Contact Person

(951) 955-6060
Phone Number

2022060441
State Clearinghouse Number (if submitted to the State Clearinghouse)

Phelan Development Company
Project Applicant

450 Newport Center Dr., Newport Beach, CA 92660
Address

The Project site is located north of Rider Street, south of Cajalco Road, east of Seaton Avenue, and west of Patterson Avenue within the Mead Valley Area Plan.
Project Location

Change of Zone No. 2100120 with a request to change the site's zoning classification of Light Agriculture, 1-acre lot minimum (A-1-1), Rural Residential, 1-acre lot minimum (R-R-1), and Residential Agricultural, 1-acre lot minimum (R-A-1) to Manufacturing- Service Commercial (M-SC). **Plot Plan No. 210133** is a request for the construction of a 350,481 square foot industrial warehouse building including 15,000 square feet of ancillary office/mezzanine use, loading docks, and associated vehicle and truck trailer parking spaces. The building is proposed to be constructed of concrete tilt-up and range in height from 34 feet to 46 feet in height. A total of 235 parking spaces are provided. Access will be provided from Cajalco Road and Seaton Avenue. The proposed single-story building will include 335,481 square feet of warehouse space, 10,000 square feet of office space, 5,000 square feet of office mezzanine, and 43 dock doors. It is anticipated that 20%, or 70,962 square feet, of the warehouse would be operated as refrigerated storage. Other site improvements include 15% of the project site landscaped, 12-foot high concrete wall with wing walls proposed along the eastern property line, and two (2) water infiltration/detention basins. Water and sewer improvements include installation of onsite water lines that would connect to the existing 18-inch diameter water line in Cajalco Road and installation of an onsite sewer system that would connect to the existing 18-inch diameter sewer line in Cajalco Road. The Project site includes 235 passenger car parking spaces, of which seven (7) will accommodate accessible parking spaces and another seven (7) will accommodate electric vehicles. The Project site also includes 66 truck trailer spaces within an area enclosed by sliding gates.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on January 10, 2023, 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 / Mitigated Negative Declaration was 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.

Timothy Wheeler
Signature

Project Planner
Title

1/10/23
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300027
01/10/2023 04:31 PM Fee: \$ 2814.00
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Removed: _____ By: _____ Deputy _____

Please charge deposit fee case#: CEQ220015

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