



# 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.**

Majestic Freeway Business Center – Phase II EIR – PPT220008, PPT220009, PPT220015  
*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

2022080060  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Majestic Freeway Business Center  
*Project Applicant*

13191 Crossroads Parkway, 6<sup>th</sup> Floor, City of Industry, CA 91746  
*Address*

The project is located south of Oleander Avenue, west of I-215, north of Martin Street, east of Decker Road.  
*Project Location*

PPT220008 is a proposal for the construction and operation of a total of 307,616 square foot warehouse/distribution/manufacturing development on 19.03 gross acres identified as Building 13 for the Majestic Freeway Business Center Phase II.. PPT220009 is a proposal for the construction and operation of a total of 256,148 square foot warehouse/distribution/manufacturing development on 16.10 gross acres identified as Building 17 for the Majestic Freeway Business Center Phase II. PPT220015 is a proposal for the construction and operation of a total of 337,698 square feet within two buildings of warehouse/distribution/manufacturing development on 20.34 gross acres identified as Buildings 14A and 14B for the Majestic Freeway Business Center Phase II. The first building (Building 14A) is 200,624 square feet and the second building (Building 14B) is 137,074 square feet. PPT220003 is not approved currently, but was included in the scope of the EIR. PPT220003 is a proposal for the construction and operation of a total of 249,136 square foot warehouse/distribution/manufacturing development on 14.24 gross acres identified as Building 18 for the Majestic Freeway Business Center Phase II.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 1, 2024, 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 (\$4,126.25+\$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 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*

Project Planner  
*Title*

5/2/24  
*Date*

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

