



# 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 Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12<sup>th</sup> 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 Thousand Palms

*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

2022110600

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

Majestic Realty Co.  
*Project Applicant*

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

The project is located easterly of Rio del Sol Road, north of 30th Avenue, west of Robert Road, south of Vista Chino.

*Project Location*

General Plan Amendment No. 220004 is a proposal to change the land use designation of the eastern parcel of the project site (APN 648-150-034) from Medium Density Residential (MDR) to Light Industrial (LI). The western parcel of the project site (APN 648-150-035) would remain as Light Industrial (LI). Change of Zone No. 2200013 is a proposal to change the zoning classification on the eastern parcel of the project site (APN 648-150-034) from Residential Agricultural (R-A) to Manufacturing - Service Commercial (M-SC). The western parcel of the project site (APN 648-150-035) would remain as Manufacturing - Service Commercial (M-SC). Plot Plan No. 220022 is a proposal for the construction and operation of a total of 1,238,992 square foot warehouse/distribution/manufacturing development on 82.99-acres.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on February 25, 2025, 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 (\$4,123.50+\$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, 12<sup>th</sup> Floor, Riverside, CA 92501.

Signature

Project Planner

Title

2/25/2025

Date

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

