



# 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.**

GPA220003/CZ2200003/PPT220004/TPM38337 (CEQ220007)

*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

SCH No. 2022120110  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Western RealCo, LLC c/o Jeremy Mape  
*Project Applicant*

500 Newport Center Drive, Suite 630, Newport Beach, CA 92660  
*Address*

North of Walnut Street, south of Rider Street, east of Vista del Lago, and west of Patterson Avenue  
*Project Location*

**General Plan Amendment No. 220003** is a proposal to change the General Plan land use designation of ±36.0 acres of the project site from CD:MDR to CD:LI. **Change of Zone No. 220003** is a proposal to change the zoning classification of ±36.0 acres of the project site from R-1, A-1-1, and R-R-1 to I-P. Tentative Parcel Map No. 38337 is a proposal to consolidate the existing eight (8) parcels into one (1) ±36.0-acre parcel, which will include roadway cul-de-sacs, two streets (Wildwood Lane and Sunny Canyon Street), and a dedication for public road improvements along the project site's frontages. Plot Plan No. 220004 is a proposal to entitle Parcel 1 for an industrial development with a 591,203 sq ft shell building consisting of 7,300 sq ft office space, 7,300 sq ft mezzanine office space, and 576,603 sq ft warehouse space. Other features 83 truck docking doors, 115 truck trailer stalls, 359 parking stalls, frontage improvements along Patterson Avenue, Walnut Street, and Rider Street  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on October 8, 2024, and has made the following determinations regarding that project:

1. The project WILL have a 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
3. Mitigation measures WERE made a condition 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 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.

Tim Wheeler  
*Signature*

Project Planner  
*Title*

October 8, 2024  
*Date*

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

