



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

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

County of Riverside County Clerk

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.

PPT220024
Project Title / Case Number

Krista Mason (Project Planner); 951-955-1722
County Contact and Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Bridge Investment c/o Bob Close
Project Applicant

2000 Alameda De Las Pulgas, Suite 160, San Mateo, CA 94403
Address

The Project site is located within the unincorporated County of Riverside, west of the City of Perris, south of Cajalco Road, north of Rider Street, west of Patterson Avenue, and east of Seaton Avenue. Riverside County Assessor's Parcel Numbers 317-140-016, and 317-140-047.
Project Location

Plot Plan No. 220024 is a request for the development of a 105,371 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 21 loading dock doors, 82 parking spaces, and will have access from two (2) driveways on Patterson Ave.
Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on May 6, 2024, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) 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 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 final MND 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

05/06/24
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ 220013 CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

