



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.

SPA00343A03, GPA230005, CZ2300013, SCH No. 2005011054
Project Title/Case Numbers

Jose Merlan
County Contact Person

(951) 955-0134
Phone Number

SCH No. 2005011054
State Clearinghouse Number (if submitted to the State Clearinghouse)

P.O. Box 13390, Palm Desert, CA 92255
Address

H.N. & Frances C. Berger Foundation
Project Applicant

The proposed project is located northeast of Interstate-10 and Varner Road. east of Cook Street. west of Washington Street. north of 38th Avenue, south of Chase School Road
Project Location

The Specific Plan Amendment (SPA00343A03) would combine Planning Areas (PA) 4, 6B, 8 into one Planning Area (PA-4); allow for multi-family residential and hospitality uses in Planning Area 5; remove office uses and replace with hospitality and multi-family residential uses in Planning Area 9; and expand allowable uses to include retail, hotels, convenience stores, markets in Planning Area 10. It will also allow for minor boundary adjustments between PA-1 and PA-4; and a boundary adjustment between

PA-1 and PA-3. The General Plan Amendment (GPA230005) is a proposal to modify the land use designations of the General Plan to match those as proposed by the Specific Plan Amendment. The Change of Zone (CZ2300013) is a proposal to redefine the Planning Area Boundaries within the Specific Plan as part of the Specific Plan Amendment as per the Change of Zone Exhibit. The change of zone request will also modify the Specific Plan Zoning Standards and ordinance text where applicable.

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 significant effect on the environment.
2. An Addendum to EIR No. 470 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted for EIR No. 470.
5. A statement of Overriding Considerations WAS adopted for EIR No. 470
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier 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

Jose Merlan, Project Planner
Title

2/25/25
Date

Date Received for Filing and Posting at OPR: _____