



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 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, 6th 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

The Riverside County Board of Supervisors tentatively approved General Plan Amendment GPA220004, Change of Zone CZ 2200013, and Plot Plan PPT220022 and certified an Environmental Impact Report by Resolution No. 2025-016 on February 25, 2025. On May 6, 2025, the Board of Supervisors approved GPA220004, CZ 2200013, and Plot Plan PPT220022. 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 May 6, 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, 12th Floor, Riverside, CA 92501.


Signature

Project Planner
Title

May 6, 2025
Date

Date Received for Filing and Posting at OPR: _____

