

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.
Plot Plan No. 200011

Project Title/Case Numbers

Kathleen Mitchell
County Contact Person

(951) 955-6836
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Tierra West Commercial Real Estate, c/o Don Bender
Project Applicant

4110 E Florida Ave., Hemet, CA, 92544
Address

The proposed project is located north of Highway 74, east of New Chicago Avenue, and south of Ramona Expressway
Project Location

Plot Plan No. 200011 is a proposal for the construction of an 80-unit multi-family apartment complex on 8.4 gross acres. The units will be constructed into ten (10) two-story residential buildings, with each unit having its own enclosed garage. There are also an additional 113 standard parking spaces proposed to supplement on-site parking, with 6 ADA spaces and 5 EV stalls, for a total of 193 parking spaces. The site will also feature a 1,705 square foot recreation center building with meeting and exercise spaces, a 1,090 square foot tot lot park area, a 3,919 square foot pool area, and a 1,875-foot jogging trail. The proposed project scope was previously approved under Plot Plan No. 20457 but was never built and has since expired. The current proposal includes no change to what was previously approved.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 28, 2023, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the adopted MND.
2. An Addendum to Environmental Assessment No. 40154 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.
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 earlier Environmental Assessment, 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

Kathleen Mitchell, Project Planner
Title

8/29/2023
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300921
08/30/2023 09:40 AM Fee: \$ 50.00
Page 1 of 1

Removed: _____ By: _____ Deputy





Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-242055

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202300921
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	PL	
Account Name	PL - PLANNING DEPT	
Balance	\$162,820.00	



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-242055
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING DEPARTMENT	LEAD AGENCY EMAIL KMITCHELL@RIVCO.ORG	DATE 08/30/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300921	

PROJECT TITLE
CEQ2000051 ADDENDUM TO EA 40154 FOR PPT 200011

PROJECT APPLICANT NAME TIERRA WEST COMMERCIAL REAL ESTATE C/O	PROJECT APPLICANT EMAIL DBENDER@TIERRAWEST.COM	PHONE NUMBER (951) 529-1519
PROJECT APPLICANT ADDRESS 4110 E FLORIDA AVENUE,	CITY HEMET	STATE CA
		ZIP CODE 92544

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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LARGE FEE WAS PREVIOUSLY PAID AND RECEIPT IS ATTACHED
200700776

EA 40154

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700776

Lead Agency: COUNTY PLANNING Date: 07/02/2007

County Agency of Filing: Riverside Document No: 200700776

Project Title: EA 40154


Project Applicant Name: TIERRA WEST COMMERCIAL Phone Number:

Project Applicant Address: 4110 E. FLORIDA AVE HEMET, CA 92544

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report	
<input checked="" type="checkbox"/> Negative Declaration	1800.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (De Minimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	1864.00

Signature and title of person receiving payment: 

Notes: