



# 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.**

Plot Plan PPT No. 220026 (Patterson and Harvill Business Center)

*Project Title/Case Numbers*

Krista Mason

*County Contact Person*

951-955-1722

*Phone Number*

2024101276

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

LDC Industrial Realty, LLC

*Project Applicant*

555 N. El Camino Real #A456; San Clemente, CA 92672

*Address*

East of Patterson Avenue, west of Harvill Avenue, approximately 0.1-mile south of Cajalco Road

*Project Location*

*PPT2200026 is a proposal for the construction and operation of a 100,924 s.f. general warehouse building with 11 dock doors, landscaping, infrastructure, 76 parking spaces, and street improvements on Harvill Avenue and Patterson Avenue. The site is 4.79 acres. The proposed 100,094 s.f. building is designed with 93,924 s.f. of warehouse space and a 3,500 s.f. office on the ground floor and a 3,500 s.f. mezzanine level office on the second floor.*

*Project Description*

This is to advise that the Riverside County Planning Director as the lead agency, has approved the above-referenced project on November 18, 2024, and has made the following determinations regarding that project:

1. The project WILL NOT have a potentially significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,916.75+\$50.00) and reflects 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 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 Mitigated Negative Declaration, 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.

*Agenda Alagon*

*Signature*

Project Planner

*Title*

11/18/24

*Date*

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

FOR COUNTY CLERK'S USE ONLY



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