



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TO: ☒ Office of Land Use and Climate Innovation (LLCI)
1400 10th Street
Sacramento, CA 95814
☒ County of Riverside 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. 230008 (PPT23008)

Project Title/Case Numbers

Elizabeth Mora-Rodriguez

County Contact Person

951-955-3024

Phone Number

2026060160

State Clearinghouse Number (if submitted to the State Clearinghouse)

John Soldat

Project Applicant

1902 Fullerton Avenue #201, Corona, CA 92881

Address

Westside of Temescal Canyon Road, North of Foster Road, and South of Dos Lagos Drive (APN 282-121-011)

Project Location

PPT230008 is a proposal to construct a 23,550-square foot conditioned medical office shell building. The project features 3 stories of medical office area situated over a ground-floor parking level, supplemented by additional exterior parking on a 1.1-acre site.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 22, 2026, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,043.75+\$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 NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final 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.

Julia Reg.

Name

Project Planner

Title

July 23, 2026

Date

Date Received for Filing and Posting at LCI: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600649

07/27/2026 03:06 PM Fee: \$ 3093.75

Page 1 of 1

Removed: By: Deputy



FOR COUNTY CLERK'S USE ONLY



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

Receipt: 26-227695

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,093.75
	# Pages	1
	Document #	E-202600649
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$3,043.75
F&G Clerk Handling Fee		\$50.00
Subtotal		\$3,093.75
Service Fee		\$66.52
Total		\$3,160.27
Tender (Tyler Payments Charge)		\$3,093.75
Tyler Payments Item Id	SST3781S6734	
Tyler Payments Confirmation Number	58464728	
Tyler Payments Id	a9d62f90-dd42-46a2-9bdd-c8cab92e4d91	

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

26-227695

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
RIVERSIDE COUNTY PLANNING COMMISSION	EMORARODRIGUEZ@RIVCO.ORG	07/27/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
RIVERSIDE	E-202600649	

PROJECT TITLE

PLOT PLAN NO. 230008

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
JOHN SOLDAT	JOHN@JOHNSOLDATCPA.COM	(951) 737-7047
PROJECT APPLICANT ADDRESS	CITY	STATE
1902 FULLERTON AVE, #201,	CORONA	CALI
		ZIP CODE
		92881

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☒ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	\$3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Deputy <u>Stephanie Robins</u>