



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 77588 El Duna Ct.
Palm Desert, CA 92201

☒ County of Riverside County Clerk

Project Title/Case No.: Plot Plan No. PPT250012 – QCP

Project Location: APN 763230006

Project Description: Plot Plan No. 2500012 – proposes the development of a manufacturing facility for producing concrete products, including benches, containers, and tables, on a 19.01-acre site. The project includes construction of a single, 88,400-square-foot building, consisting of 83,700 square feet for manufacturing and warehouse operations, 1,900 square feet for administrative offices, and 2,800 square feet for employee support and break areas. Additional site improvements include 106 parking spaces and a water retention basin.

The project also incorporates a concrete batch plant to produce cement mix for on-site manufacturing. The concrete batch plant is ancillary to the primary use of the property. The concrete mix is solely used for the fabrication of concrete furniture and is not sold or transported off-site to construction sites. Outdoor features include a 40,000-square-foot storage area for finished products, a 55,700-square-foot area for mold storage, and a 62,000-square-foot area designated for potential future expansion.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☐ Categorical Exemption (Sec. 15303 Small Structures)
- ☐ Statutory Exemption (Public Resources Code Section 21080.17)
- ☒ Other: Section 15183 Streamlined Exemption

Reasons why project is exempt: The project is exempt from further CEQA review pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and Public Resources Code Section 21083.3, and pursuant to CEQA Guidelines Section 15061(b)(3) (the "Common Sense" exemption). Plot Plan No. PPT250012 is consistent with the Light Industrial (LI) land use designation of the Riverside County General Plan and Eastern Coachella Valley Area Plan and with the site's Manufacturing-Service Commercial (M-SC) zoning, for which a Program EIR was certified on October 7, 2003 (SCH No. 2002051143). An Environmental Checklist prepared under Section 15183 found no significant effects peculiar to the project or parcel that were not analyzed as significant in the prior EIR, no potentially significant off-site or cumulative impacts that were not discussed in that EIR, and no previously identified significant effects that are more severe due to substantial new information. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Therefore, no additional environmental review is required.

Yesenia Becerril

County Contact Person

760-863-7509

Phone Number

Yesenia Becerril

Signature

Associate Planner

Title

September 22, 2026

Date

Date Received for Filing and Posting at OPR: _____

NOTICE OF EXEMPTION
Page 2

Revised: 08/18/2026: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZEA No. **XXXXX** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

--