

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 220047, VARIANCE NO. 230002 – Intent to Adopt a Mitigated Negative Declaration –** Applicant: Thrifty Oil Co. c/o Stephane Wandel – Engineer/ Representative: Armstrong & Brooks Consulting Engineers c/o Bill Brooks – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD: BP) – Location: North of Water Street, south of Placentia Avenue, east of Tobacco Road, and west of Harvill Avenue - 9.16 Gross Acres – Zoning: Industrial Park (I-P) – Environmental Justice Community: Mead Valley – **REQUEST:** Plot Plan No. 220047 is a request for the development of a 194,479 sq ft warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 22 loading dock doors, 32 truck trailer parking spaces and a total of 126 parking spaces. APN: 317-260-015 & 016.

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>March 18, 2024</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER 12 <sup>th</sup> FLOOR, CONFERENCE ROOM A 4080 LEMON STREET, RIVERSIDE, CA 92501

This meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to request to speak remotely is available on the Planning Department website at <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Krista Mason at (951) 955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org) or go to the County Planning Department's Director's Hearing agenda web page at [2024 Director's Hearing Meetings \(rctlma.org\)](#).

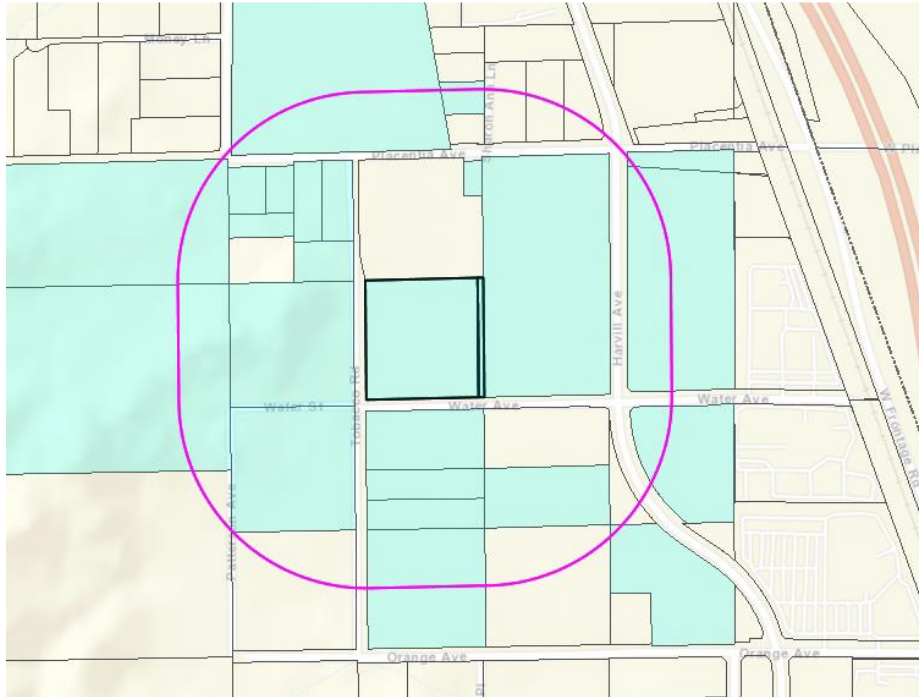
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The proposed mitigated negative declaration is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. The meeting documents for the proposed project can be viewed online under the hearing date at [2024 Director's Hearing Meetings \(rctlma.org\)](#).

**The Public Review Period to comment on the environmental document is from February 22, 2024, to March 13, 2024.** Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Krista Mason  
P.O. Box 1409, Riverside, CA 92502-1409

PROJECT: PPT220047



Maps and data are for reference purposes only. Map features are approximate.  
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.