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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Plot Plan No. 2200047 (PPT220047) and Variance #230002

Lead Agency: Riverside County

Contact Name: Krista Mason

Email: kmason@rivco.org Phone Number: 951-955-1722

Project Location: Near Perris (*City*) Riverside (*County*)

Project Description (Proposed actions, location, and/or consequences).

Thrifty Oil Co (Applicant) proposes to construct one 194,479 square foot (SF) concrete tilt-up, nonrefrigerated warehouse on an 8.87-acres of vacant land designated as APN 317-260-016 and 317-260-015. The Proposed Project is designed to house one or more tenant(s), which have not been designated at this time, and will include one 186,479 SF warehouse with 10 bays, one grade level dock, 22 high docks and two, 4,000 SF offices, and related site landscaping, drainage basin, and parking. The Project also includes dedication of approximately 0.27 acres for public right of way improvements to be built along Water Street and Tobacco Road, as well as off-site utility improvements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Burrowing owls are presumed absent from the Project Site. However, because there is suitable habitat on site, Mitigation Measure BIO-1 to conduct a pre-construction survey for burrowing owl is required to ensure potential impacts to burrowing owls and their burrows would be avoided during construction. To ensure potential impacts to nesting birds are avoided or minimized during construction, Mitigation Measure BIO-2 to conduct a pre-construction survey for nesting birds and establishment of no-work buffers during construction is required to ensure birds and their nests are not disturbed during construction. There is a low potential that previously undiscovered archaeological resources may exist within the Project Site which may be exposed during the Project's ground-disturbing construction activities. Therefore, Mitigation Measures CUL-1 and CUL-2, which requires archaeological monitoring and disposition requirements, shall be implemented. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5, per Mitigation Measure CUL-3. In addition, conditions of approval pertaining to protection of Cultural Resources are required. Because the County identified "high" sensitivity for paleontological resources on a portion of the Project Site, Project related excavations that extend down into older Pleistocene-aged deposits may encounter fossil vertebrates. As a result, Mitigation Measure PAL-1 is included to require that any substantial excavations below 4 feet be monitored to identify and recover any significant fossil remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

None.