

RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.

Plot Plan No: 2200047 (PPT220047); Variance No. 230002
Project Title / Case Number

Krista Mason (Project Planner); 951-955-1722
County Contact and Phone Number

2024020843
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thrifty Oil Co
Project Applicant

13116 Imperial Highway Santa Fe Springs, CA 90670
Address

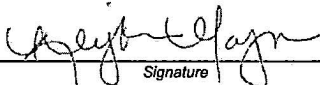
The Project site is located on the northeast corner of Water Street and Tobacco Road.
Project Location

Thrifty Oil Co (Applicant) proposes to construct one 194,479 square foot (SF) concrete tilt-up, nonrefrigerated warehouse on 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.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition 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 final MND 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.


Signature

Project Planner
Title 3/18/2024
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ 220013 CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400340
03/25/2024 03:19 PM Fee: \$ 2966.75
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Removed: By: Deputy

