

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment and a Negative Declaration documenting the finding has been completed.

**GENERAL PLAN AMENDMENT NO. 230008 (GPA230008), CHANGE OF ZONE NO. 2300030 (CZ2300030), and PLOT PLAN NO. 230048 (PPT230048)** – Applicant: Thrifty Oil, Co. c/o Stephane Wandel – Engineer/ Representative: The Orden Company c/o Jaime Jones – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community- Very Low Density Residential (RC-VLDR) – Location: North of Water Ave., south of Placentia Ave., west of Harvill Ave., and east of Tobacco Rd. - 9.62 Gross Acres – Zoning: Rural Residential- one acre minimum (R-R-1) - **REQUEST:** General Plan Amendment No. 230008 proposes to change the General Plan Foundation Component from Rural Community (RC) to Community Development (CD), and the Land Use Designation from Very Low Density Residential (VLDR) to Business Park (BP). Change of Zone No. 2300030 proposes to change the zone from Rural Residential (R-R) to Manufacturing- Service Commercial (M-SC). Plot Plan No. 230048 proposes to construct a 185,912 square foot warehouse with foot (SF) concrete tilt-up, non-refrigerated warehouse on 9.62 acres of vacant land designated as APN:317-260-017 and 317-260-018. The proposed Project would include one 176,912 SF warehouse with 9 bays, two grade level dock doors, 20 dock high doors and two 4,500 SF office spaces with mezzanines for a total square footage of 185,912 SF, with related landscaping, drainage basin, and parking. The Project also includes dedication of approximately 0.90 acres for public right of way improvements to be built along Tobacco Road and Placentia Avenue, as well as off-site utility improvements - APNs 317-260-017, 317-260-018- Project Planner: Krista Mason at 951-955-1722 or email at [kmason@rivco.org](mailto:kmason@rivco.org).

The environmental document for the proposed project is available for review via email by contacting the project planner or visit our website <https://planning.rctlma.org/environmental-notices-ceqa>. Please contact the project planner regarding additional viewing methods or if you would like to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing, before the end of the Public Review Date, from **May 2, 2025, to May 21, 2025**, to comment on the environmental document no later than 5:00 p.m., to the address listed below.

For further information regarding this project, or to offer written comments, please contact or submit to:

Krista Mason, Project Planner  
P.O. Box 1409, Riverside CA, 92502-1409  
Or via email at [Kmason@rivco.org](mailto:Kmason@rivco.org) or at (951) 955-1722

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project.

If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department. Be advised that, because of public comment, the official may amend, in whole or in part, the proposed project. Accordingly, the development standards, design, or improvements may be changed in a way other than specifically proposed.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**John Hildebrand, Planning Director**  
4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501