

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Thrifty Oil North Business Center

Lead Agency: Riverside County

Contact Person: Krista Mason

Mailing Address: 4080 Lemon Street 12th Floor

Phone: 951-955-1722

City: Riverside

Zip: 92502

County: Riverside

Project Location: County: Riverside

City/Nearest Community: City of Perris

Cross Streets: Placentia Avenue and Tobacco Road

Zip Code: 92508

Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 21.8 " N / 117 ° 14 ' 59.8 " W Total Acres: 9.62

Assessor's Parcel No.: 317-260-017 and 317-260-018

Section: 13

Twp.: 4S

Range: 4W

Base: SBBM

Within 2 Miles: State Hwy #: 215

Waterways: n/a

Airports: n/a

Railways: n/a

Schools: Val Verde Elementary School

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units _____

Acres _____

Office: Sq.ft. _____

Acres _____

Employees _____

Commercial: Sq.ft. _____

Acres _____

Employees _____

Industrial: Sq.ft. 185,912

Acres 9.62(gross)

Employees 100

Educational: _____

Recreational: _____

Water Facilities: Type _____

MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____

MW _____

Waste Treatment: Type _____

MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant/ R-R-1 (Rural Residential)/ Rural Community- Very Low Density Residential

Project Description: (please use a separate page if necessary)

Thrifty Oil (applicant) proposes to construct one 185,912 square 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 non-refrigerated 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Friday, May 02, 2025 Ending Date Wednesday, May 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Thrity Oil Co</u>
Address: <u>1905 Business Center Drive</u>	Address: <u>13116 Imperial Highway</u>
City/State/Zip: <u>San Bernardino, CA, 92408</u>	City/State/Zip: <u>Santa Fe Springs, CA, 90670</u>
Contact: <u>Cheryl Tubbs</u>	Phone: <u>310-418-6588</u>
Phone: <u>909-890-1818</u>	

Signature of Lead Agency Representative:  Date: 04.25.2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.