

# 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: Thrifty Oil North Business Center

Lead Agency: Riverside County

Contact Name: Krista Mason

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Project Location: Unincorporated Riverside County, Perris, CA

Riverside  
*County*

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

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 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, 23 dock high doors and two 4,500 SF office spaces with mezzanines for a total square footage of 185,912 SF. Proposed Project includes landscaping, drainage basin, and parking. The Project also includes dedication of approximately 0.943 acres for public right of way improvements to be built along Tobacco Road and Placentia Avenue, 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 suitable habitat was found during site surveys, 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 construction impacts to nesting birds are avoided or minimized, Mitigation Measure BIO-2 to conduct a pre-construction survey for nesting birds and establishment of no-work buffers during nesting season construction period will be implemented to ensure birds and their nests are not disturbed during construction. Although no archaeological or historical resources were found on-site during surveys, there is a potential that previously undiscovered archaeological resources may exist within the Project Site. Therefore a Cultural Resource Monitoring Program (CRMP) is recommended as a condition of approval, which would include the monitoring of all ground-disturbing activities within the property by a qualified archaeologist. 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. Incorporation of Mitigation Measures TCR-1, TCR-2, and TCR-3 would ensure that potential impacts to buried Tribal Cultural Resources are less than significant through requirements for evaluation, monitoring, salvage, curation, and reporting.

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

There are no known areas of controversy regarding the Project at this time.

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

None